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historic structure report

unit 2, 3, and 4
volume 4
part two

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**HISTORIC STRUCTURES REPORT
UNITS 2, 3 AND 4**

**Volume 4
Part Two**

Prepared by

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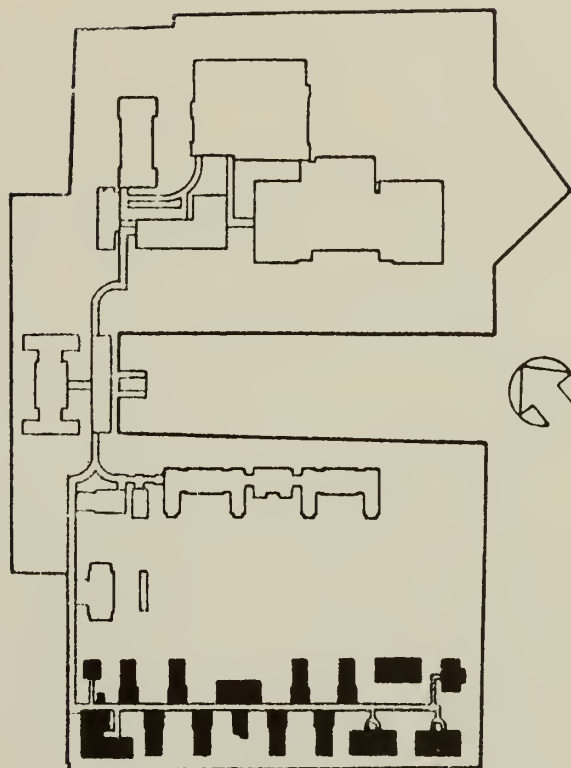
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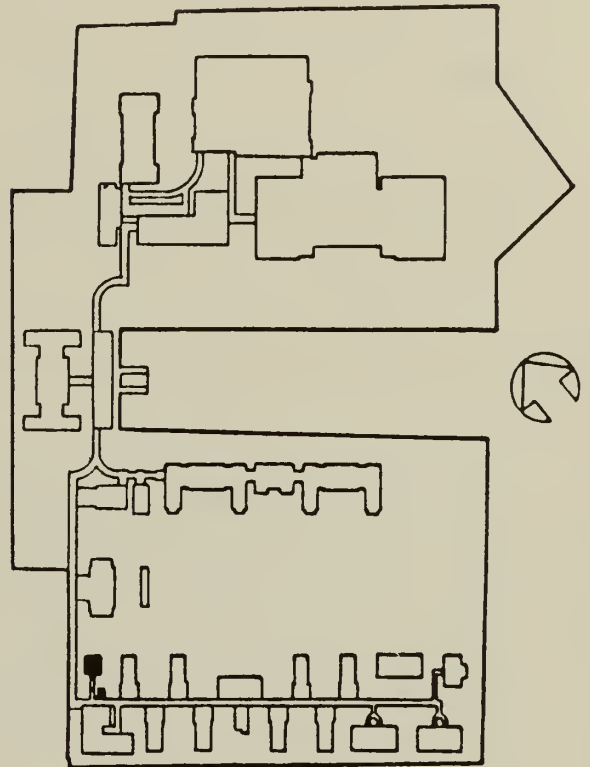
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UNIT 3



HISTORIC STRUCTURES REPORT UNITS 2, 3 & 4
ELLIS ISLAND NATIONAL MONUMENT, NEW YORK/ NEW JERSEY

OFFICE BUILDING AND MORTUARY



HISTORIC STRUCTURES REPORT UNITS 2, 3 & 4
ELLIS ISLAND NATIONAL MONUMENT, NEW YORK/ NEW JERSEY

1. Office Building and Mortuary¹

a. Construction History

The office building and the mortuary building were constructed during the fall of 1908 through the spring of 1909 and were opened for occupancy in June of 1911 as part of the new Island 3 hospital complex. This complex was developed out of a growing need for contagious disease facilities on Ellis Island; contagious disease cases having been sent, since the 1890s, to the New York City Health Department.

In June 1902, George W. Stoner, surgeon in charge of the medical division, urged the construction of a separate pavilion containing isolation and observation wards for contagious diseases. In September of that year, the recommendation for the construction of a contagious disease hospital on Ellis Island became an urgent matter: the New York City Health Department had informed immigration officials of its intention to terminate its contract for receiving aliens with contagious diseases. Plans were immediately undertaken for the construction of a new 3-1/2 acre island located about 800 feet southwest of the existing Ellis Island on which the new contagious disease hospital would be built.

In mid-December, Commissioner Williams urged the secretary of the treasury to request a \$250,500 appropriation for the construction of a new island and contagious disease hospital. This sum would cover the estimated cost of the island (\$150,500) and the hospital (\$100,000).

¹ Harlan D. Unrau, Historic Structure Report, Ellis Island, Historical Data (Denver Service Center: United States Department of the Interior, National Park Service, 1981), 503-532, passim.

The Sundry Civil Bill, approved on March 3, 1903, appropriated \$150,500 for the construction of the new island, but no money was made available for the hospital itself. In July the boundaries of the new island were staked out. It was located just south of the lower end of the existing island and was 300 feet long and 250 feet wide. There was a 200 foot span of clear water between the old and new islands (see exhibit 1).

After a considerable delay caused by ejectment proceedings by the State of New Jersey which sought to divest the Federal Government of its title to Ellis Island, a contract was let on April 19, 1905 to the New Jersey Dock and Bridge Building Company of Elizabeth, New Jersey, to construct the new island. The new island was completed early in 1906 at a cost of \$142,593.05.

Meanwhile, plans had been underway to construct the contagious disease hospital (exhibit 2). Congress appropriated \$250,000 for the buildings in the Sundry Civil Act approved March 3, 1905, and on October 20, 1906, proposals for the construction of the contagious disease hospital were opened. Due to the projected cost of the construction and the desire of the Department of Commerce and Labor to keep the cost of the work within the limit of \$500,000, it was determined to revise the plans and specifications for the hospital before contracting the work.

In mid-December it was determined to construct only certain buildings of the proposed contagious disease hospital complex. The buildings to be constructed immediately were the administration building, kitchen, measles wards A and B, powerhouse and laundry building, measles ward E, and a number of corridors for a total cost of \$201,590. Under this plan, the office building, mortuary, three measles wards and two isolation wards would be left unconstructed until a later date.

The \$201,590 contract was let to the Northeastern Construction Company of New York City to erect the first group of buildings with the exception of heating, electric, and elevator installation. The work was soon begun and was to be completed by November 1, 1908. Alfred B. Fry, chief engineer and superintendent of the U.S. Public Buildings of New York City, was named to supervise the work. The contracting firm was driving the concrete piles for the foundations of the buildings by mid-March.

During the summer of 1907 at least three contracts were let for the installation of electrical wiring and heating apparatus in the buildings that were nearing completion. These contracts were as follows: Isador Fajans, electrical wiring, with an expiration date of January 13, 1908; L.H. Woods, electrical wiring, with an expiration date of December 16, 1907; and Evans, Almirall & Company, heating apparatus, with an expiration date of December 16, 1907.

Meanwhile, Congress approved an additional appropriation of \$250,000 for the completion of the contagious disease hospital in early May. The Northeastern Construction Company was approached relative to its interest in completing the remaining eleven buildings of the complex based on its original bid of \$503,375. The firm refused, arguing that the cost of labor and materials had risen since the original proposal was made so as to preclude the possibility of making a profit under those terms. Thus, bids were solicited by advertising for the completion of the hospital complex in July. The work to be contracted included the construction (except plumbing, heating, electric conduits, and wiring) of the office building and mortuary as well as measles wards C, D, F, G and H, isolation wards I, K, L, the staff house, and a number of corridors.

On August 1 the bids for the work were opened. The proposal of the Northeastern Construction Company, amounting to \$298,405.60, was the lowest of the four received. The office building was to be built for \$14,945.00 and the mortuary for \$2,387.00.

Because the acceptance of this bid would push the cost of the entire complex to approximately \$650,000, including plumbing, heating, electrical, and elevator work, \$150,000 over the \$500,000 limit set in October of 1906, it was determined to eliminate some of the proposed buildings. On August 30 it was determined that measles wards F and H, isolation wards I and K, and the office building should not be built, thereby reducing the amount of the bid by Northeastern Construction Company to \$161,908.20.

In December 1907, those contagious disease ward buildings for which construction was underway, were completed.

In a June 1908 report on the progress of the work on the contagious disease hospitals, the commissioner-general of immigration stated that the five buildings that had been eliminated earlier, measles wards F and H, isolation wards I and K, and the office building, would soon be placed under contract. The entire hospital complex was expected to be ready for occupancy by December 31.

During the next several months at least four contracts were let for the completion of the work on the hospital complex. On August 29, 1908, a contract was let to Charles H. Mentzinger to complete the installation of the plumbing apparatus on the island. This contract included work in measles wards F and H, isolation wards I and K, and the office building.

Shortly afterward, on September 3, another contract was let to Evans, Almirall & Company for the installation of heating apparatus in the hospital complex. The contract also included work in the office building as well as measles wards F and H, isolation wards I and K and the powerhouse and laundry building.

During this period two other contracts were let for the remaining work on the buildings. One covered the electrical wiring and the installation of fixtures in the office building, isolation wards I and K, measles wards F and H and corridors.

The entire contagious disease hospital was completed sometime during the spring of 1909. However, the buildings could not be occupied by patients as there was no equipment for the treatment and care of the sick, and no funds were available for such items. Accordingly, it was determined to request an additional appropriation of \$28,000 to provide for "plain, substantial articles that afford the ordinary facilities" for patients "having diseases of a quarantinable nature."² Congress reacted quickly to the request and approved an act on August 5 that appropriated \$20,000 for the purchase of medical, surgical, and general hospital equipment. During the early months of 1910, a hot water circulation system was installed in the contagious disease hospital.

In October 1910, it was reported that the contagious disease hospital was ready for occupancy except that it could not be lighted. Although the complex had its own powerhouse, the operation of the plant would require the appointment of engineers, dynamo tenders, and firemen at salaries totaling \$1,300 per month. In addition, \$1,500 worth of coal

² Ibid., 531.

would be required for the operation of the plant. An alternative method of lighting the island could be undertaken by installing two copper tie lines connecting the powerhouse on Island 1 with the new hospital buildings at a cost of \$4,500. After considering the two choices, it was determined to install the electric tie lines.

The entire contagious disease hospital was finally opened for occupancy on June 20, 1911 (photo 1). Some months later the hospital was described in Popular Science Monthly as "an excellently equipped and managed institution."³

b. Exterior

i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the office building and mortuary were not measured by an architectural team and drawings at 1/8" scale showing their "as found" conditions were not prepared. In substitution for "as found" drawings, archival drawings of the office building and mortuary have been reproduced, some having been graphically enhanced, to depict the elevations, sections and relevant details for purposes of illustration in this report. See exhibits 3 through 8.

ii. History

A number of contracts for work completed on the exterior of the buildings of Island 3 are of a general nature and do not specify the repairs undertaken on individual buildings. For purposes of completeness, general contracts, as well as those let for individual structures have been included in this section.

³ Ibid., 532.

With the completion of the contagious disease hospital complex in 1909, Island 3 structures were assigned building numbers. The office building became number 1 and the mortuary, number 3.⁴

The office building and the mortuary were completed in 1909 at the same time as measles wards F and H, isolation wards I and K and the powerhouse and laundry building, and all were opened for occupancy in June of 1911 after the installation of electric tie lines which provided the contagious disease hospital with light.

On August 1, 1914, the Sundry Civil Act approved appropriations in the amount of \$4,000 for the extension of the fire alarm system to the hospital islands, and \$4,500 for the installation of saltwater service lines to the contagious disease hospital. This work was completed sometime in late 1914 or early 1915.⁵

On July 30, 1916, a major explosion at the railway terminals on Black Tom Wharf in New Jersey did considerable damage to Ellis Island buildings. The walls, ceilings, roofs, and foundations of the hospital buildings were weakened, and many windows, casings, and doors were blown out. The repairs to Ellis Island facilities took about a year to complete and cost nearly \$400,000.⁶

⁴ Harlan D. Unrau, Historic Resource Study (Historical Component), Volume III, (U.S. Department of the Interior, National Park Service, 1984), 1255.

⁵ Unrau, Historic Structure Report, 535.

⁶ Ibid., 536.

During and following World War I, both of the hospital complexes on Islands 2 and 3 were administered as a unit by the U.S. Army from March 1, 1918, to June 30, 1919, and then returned to the Public Health Service. The only documented improvement made to the contagious disease hospital during that period was the installation of a high pressure fire system.

Sometime after the U.S. Public Health Service took over the administration of the hospitals on Islands 2 and 3, the buildings of the contagious disease hospital were redesignated with new numbers and names. The office building was renamed the nurses' quarters and the mortuary became the animal house.⁷

In 1923, Sir A. C. Geddes, the British Ambassador to the United States, visited Ellis Island and reported on his findings. He described the laboratory housed in the office building as being reasonably adequate but in need of greater monetary allocations for its upkeep. Following Sir Geddes' statement, Commissioner Henry H. Curran submitted a list of projects that were needed for the renewal and replacement of inadequate equipment. Included with a number of plumbing and electrical projects, were the painting of window frames, trim and metal work. Although some of this work was contracted for in 1924 and 1925, the majority of the requested funds were not granted until the early 1930's.⁸ Consequently, in August of 1931, the exterior painting of wood and metal surfaces of all Island 3 buildings was undertaken. All wood sash was cleaned, damaged areas puttied, and any damaged or missing glazing putty replaced and painted. Window and door screens were removed from

⁷ Ibid., 538.

⁸ Ibid., 541.

their openings, cleaned and painted. The work was completed in December for \$2,790.⁹

In September 1931, a contract was let to the Quintine Realty Company of New York City to make repairs and replacements to all the roofs on Island 3 at a cost of \$4,960. The work included the repair of tile, slate, metal, and composition roofings as well as the valleys, flashings, gutters, downspouts, ventilators and skylights. In addition, the wooden soffits of the roof eave overhangs and the plastic floorings were painted. The contract was completed in February 1932.¹⁰

A November 2, 1931 letter from the Central Paint and Varnish Works cites a Battleship Gray outside paint having been shipped to the Quintine Realty Co., which might indicate the color used for exterior painting during either, or both, the August exterior painting and November roof repair.¹¹

It is difficult to determine from available documentation the scope and detail of the alterations made to the buildings of the contagious disease hospital during 1936 and 1937. Documentation during this period indicates that alterations and repairs were undertaken under a contract let in

⁹ Specifications for Painting, Island No. 3, United States Department of Labor, Immigration Service, Ellis Island, New York, (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898-1955), Inventory Number 159, 7, 8 & 9; Unrau, Historic Structure Report, 549.

¹⁰ Unrau, Historic Structure Report, 548.

¹¹ Specification 159, Central Paint & Varnish Works to Plant Engineer, U.S. Government Immigrant Station, Ellis Island, November 2, 1931.

the fall of 1936, however, the specifics of work done on the office building or the mortuary has not been accounted.¹²

In June 1938, a contract was let to the Zero Weather Stripping Company of New York City to install metal insect screens and weather stripping on a number of windows and doors on Island 3 in conjunction with hospital remodeling. Altogether, forty-nine windows and nineteen doors on Island 3 were covered with sixteen mesh bronze screen cloth and presumably, openings of the office and laboratory building and or mortuary would have been included.¹³

The hospital complexes on Island 2 and 3 were closed on March 1, 1951. While the hospital complex on Island 2 was taken over from 1951-1954, the buildings on Island 3 were apparently left vacant.¹⁴ Specific exterior work of a maintenance nature during the period 1940-1951 is presumed to have occurred but is undocumented.

iii. Description

The office building located at the west end of Island 3 is a 2-1/2 story brick bearing wall structure constructed of reinforced concrete floor joists with structural tile infill and wood framed roof. Its facade is finished with a pebble dash stucco, and brick quoins above a red brick base. Each elevation is three bays wide with two-over-two double hung wood sash windows having limestone sills, flat lintels with brick keystones at the first story, and segmented arched lintels with brick keystones and springers at the second story (photo 2).

¹² Unrau, Historic Structure Report, 566.

¹³ Ibid., 568, 569.

¹⁴ Ibid., 571.

Recessed stucco panels are located between stories and are intersected by first story window keystones (photo 3).

Stucco infill panels replace windows of the center bay on the first story of the east elevation and on both the first and second stories of the west elevation (photo 4).

The north, or principal, facade is differentiated by a central doorway with a sculptured limestone portico and sweeping granite steps. Rusticated Doric columns and pilasters on either side of the doorway support a full Doric entablature, and the window above has a broad limestone surround with flat volutes at the bottom (photos 5 and 6). The door itself has two lower wood panels, a single upper light, side lights and a three-light transom. Wood framed, copper trimmed bull's-eye dormers punctuate the tile covered hipped roof on the north, east and south sides, and a chimney pierces the west side.

The mortuary is located between the office building and the powerhouse. This one-story brick bearing wall structure has the same detailing and construction as the other buildings on Island 3, though it contains only a single room. The building is covered with a rough, large aggregate stucco (pebble and dash), and has a brick base, quoins, window arch springers and keystones, and limestone window sills. The roof is tiled and hipped, with a round copper ventilator at the peak. The building is one bay wide on each elevation. Windows are shorter than others on Island 3, with segmental arched heads and two-light sash which pivots at the center (photo 7). A five panel door with an arched head opens onto a porch and to the east/west passageway of the contagious disease hospital.

iv. Existing Conditions

A field survey of the existing conditions of the office building and mortuary was conducted in November of 1985. In general these structures exhibit the same types of deterioration for like conditions as the other buildings of Units 2, 3, and 4. A description of the various types of deterioration can be found in section III, appendix A.

The buildings of Units 2, 3, and 4 have, as those of Unit 1, experienced exposure to high winds (particularly from the north), fog, salts, intense solar radiation, condensation and other harsh weathering conditions. Constant, erosive forces such as moisture, salt penetration and solar radiation seem to have been the primary agents for most of the deterioration mechanisms observed.¹⁵

A special survey form has been developed which offers a descriptive summary of the types, levels and locations of deterioration for each material utilized in the buildings of Units 2, 3 and 4, as well as a relative assessment of conditions for each materials used and for the building as a whole. See section III, appendix A.

The pebble dash surfaces of the office building are in fair condition and suffer generally from random loss of surface pebble aggregate leaving a more finely grained cementitious stucco undersurface (photo 8). Although the material appears stable on the surface, some separation of the hard outer layer from its subsurface has occurred, causing cracking. This is accompanied by underlying spaces which allow

¹⁵ Prepared for the U.S. Department of the Interior/National Park Service by Beyer Blinder Belle/Anderson Notter Finegold, Historic Structures Report, Unit One Buildings, December 1985, 30.

water penetration, causing areas of general displacement and deterioration (photo 9). The surfaces of the mortuary do not exhibit the same conditions and loss of pebble dash surface in that building is confined to areas damaged by the removal of a downspout.

Vertical cracking occurs on all elevations of the office building, particularly beside window openings and sills. Diagonal cracking extends from corners of a window located in the southeast corner of the south elevation and also from a window in the northwest corner of the west elevation of the office building (photo 10). A single crack extends from the mid-point of the mortuary's north elevation window to the brick water-table.

Carbon soot staining is evident below all building projections such as window sills and roof eaves, being particularly severe in protected areas such as the west elevation of the mortuary and the north face of inset panels; the inside face of window and door openings of both structures; and becomes progressively more concentrated in southern sections of the facades (photo 11). Green biological staining occurs spottily on low pebble dash surfaces of the south and east elevations of both structures, extending to cover the lower one-half of the surfaces of the buildings' north and west facades. Vine-cover clings to areas of the pebble dash facade which could contribute to deterioration of stucco surfaces (photo 12).

The brick base, quoins, voussoirs, and upper wall coursing of the office building exhibit carbon and green biological staining, the latter being most severe on the north and west elevations of both buildings (photo 13). Mortar is discolored by staining but is in generally good condition with some spotty loss.

Limestone exhibits the typical weathering found on all Ellis Island buildings with some carbon soot and copper staining of window sills and the portico entablature of the office building (photo 14).

Wood surfaces exhibit general surface weathering which has resulted in the crazing, cracking and lifting of protective painted coatings to expose the wood subsurface. The wooden roof overhang of the west elevation of the office building exhibits a 70% loss of fascia boards with the wooden brackets remaining (photo 15).

Window and door glazing of the office building exhibits random breakage with some wood and masonite infill, while metal surfaces of both structures exhibit pitting and rusting with some delamination of the iron lintels occurring at the iron door leading to the mortuary pipe cellar (photo 16). Copper downspouts have been removed from both buildings. Copper gutters suffer from areas of displacement and loss. The metal roof ventilator of the mortuary exhibits puncture marks.

The roof of the office building is in poor condition and exhibits areas of loss of roof and ridge tile. The mortuary roof appears to be stable.

The relative structural and exterior/interior finish conditions for the buildings of Units 2, 3 and 4 have been depicted on plans of the various building complexes, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope of this report. See exhibits 5, 6, 7 and 8 of that section.

c. Interior

i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the office building and mortuary were not surveyed in close detail and drawings at 1/8" scale showing their "as found" interior conditions were not prepared. In substitution for "as found" drawings, archival drawings of the interior of the office building and mortuary have been reproduced, some having been graphically enhanced to depict the plans, sections and relevant details for purposes of illustration in this report. See exhibits 6 through 8. Original 1906 plans of the first and second floors of the office building have been coded with a numbering system which will be referred to in following sections of the text. See exhibit 19.

ii. Description

According to original 1906 plans, the first floor of the office building is bisected by a central hall with a main entry vestibule at the northern end and a stairway rising to the second floor at the southern end. Two interconnected rooms open from the east side of the hall, and two interconnected rooms with back-to-back fireplaces open from the west. A toilet and lavatory are located in the southwest corner.

On the second floor, two rooms are located on each side of the central north/south hall, and a bathroom is located at the north end.

The interior plan of the mortuary consists of a single room with windows on three sides and an entrance at the south end which connects with covered way 9A.

iii. History

1. Historic Room Use

A June 1906 site plan for the Island 3 contagious disease ward buildings (exhibit 10) shows the not-yet-constructed office building designated for administration purposes and the mortuary as a morgue.¹⁶ A site plan developed during July of that year (exhibit 11) shows the office building designated as an office building with the designated use of the mortuary unchanged.¹⁷

An August 8, 1906 first and second floor plan for the office building shows the first floor being utilized as office, library and dispensary space with a general office located in room 101, a doctor's library in room 103, and a dispensary in room 102 (see exhibit 9). The second floor was utilized as laboratory space, with a main laboratory in room 201 and a smaller one in room 202 (photo 17). The remainder of the floor was used as living space for the pharmacist with room 204 being designated as the living room and room 203 as the bedroom (see exhibit 9). The mortuary building consisted of one room which was utilized as a morgue.

A January 30, 1924 report to the Surgeon General describes the first floor of the office building as being used as housing for male nurses.¹⁸

¹⁶ Archival Drawings, Contagious Disease Hospital, Plan & Elevation, Treasury Department, June 15, 1906, Park Service Number 43.901:1, Original Number 9.

¹⁷ Archival Drawing, Approach Plan, Detail of Cinder & Concrete Walks, Treasury Department, August 18, 1906, Park Service Number 43.902A:1, Original Number 101.

¹⁸ Unrau, Historic Resource Study, Volume II, 645.

A May 1928 site plan of the Island 3 buildings records new room partitioning and some room uses. Although individual room uses for the office building are not indicated, broad building use is listed, with the first floor designated as nurse's quarters, and the second floor as laboratory space.¹⁹ The laboratory in the office building was utilized primarily for routine examination of specimens with pathological research undertaken in the 1920's. The name of the mortuary has been changed to "animal house" indicating a new use for the building as a space to house the small animals used in laboratory work. A 1935 letter to the chief medical officer of the U.S. Marine Hospital from the Surgeon General authorizing the purchase of thirty-six male guinea pigs and twelve females verifies the continuation of small animal laboratory research during that year.²⁰ The morgue may have been relocated to an area within the powerhouse and laundry building's boiler room and utilized until a new mortuary and autopsy room was installed in the former engine room of that building in 1936.²¹ No alteration of rooms by partitioning are indicated in the 1928 floor plans.

The 1928 uses of both buildings appear to have remained consistent until the closing of the Island 3 contagious disease hospital complex in 1951. Albin Maskelony, employed by the U.S. Immigration Service in the early 1930's and interviewed by the National Park Service in May of 1985, confirmed the use of spaces within the office building as

¹⁹ Archival Drawing, Floor Plan, Fly Screen Contract, M. Nixon-Miller, Plant Engineer, May 4, 1928, Park Service Number 43.920:1, Original Number E1008-1.

²⁰ Surgeon General, letter to the Chief Medical Officer, U.S. Marine Office, Ellis Island, New York, August 23, 1935.

²¹ Unrau, Historic Resource Study, Volume III, 1256; Albin Maskelony, annotated archival drawings depicting space usage 1934-37, National Park Service interview, May, June 1986.

nurses' housing during the time of his term on Ellis Island, 1934-37.²²

Field work undertaken by the BBB/NFA team in 1985 verified the presence of laboratory facilities still remaining in a number of rooms within the office building, with the prior second floor pharmacist's bedroom, room 203, having been converted to a laboratory complete with laboratory sink and varnished wood cupboards. The southeast second floor laboratory, room 202, also remains, and retains its 1909 vented exhaust hood.

A summary of the historic use of each building of Units 2, 3 and 4 has been depicted on a site plan, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope, of this report. See exhibits 9 and 10 of that section.

2. Historic Room Finishes

The typical finishes of the office building and mortuary have been compiled from archival documents and prior historic structure reports.

According to original 1906 drawings (exhibits 6 and 7), rooms on both floors were to be finished with wood flooring, coved wood base, plaster walls with rounded corners and picture molding, and coved plaster ceilings. Typical

²² Interview with Albin Maskelony, by the National Park Service, Ellis Island, May 1986.

doors were to be wood, have five panels and wood surrounds with corner blocks.²³

On the first floor, the dispensary located in the southeast corner was to contain a sink and six built-in dispensing cases. The bottom portion of the dispensing cases was to consist of a counter with a series of drawers below a top portion consisting of shelves enclosed by glazed double doors.

Bathrooms on both floors were to be finished with terrazzo flooring with a marble border and a marble wainscot. Ceilings and walls were to be plaster and were to be cove.

The staircase leading to the second floor was to be finished with slate treads, cement risers, a paneled cement stringer, wrought iron balustrade and wood hand rail. Stairs leading to the attic and the floor of the attic itself were to be of cement.

Two brick fireplaces with wood surrounds and mantels were to be installed back-to-back in the first floor office and library. The library fireplace was to have a slightly more elaborate surround, with paneled pilasters, corner blocks at the frieze and a denticulated cornice. In plan, the laboratory in the southeast corner of the second floor was to be fitted with a sink having a hood with a vent which presumably would have been used to ventilate a gas burner.

²³ Archival Drawings, Office Building, First Floor Plan, Second Floor Plan, Treasury Department, August 18, 1906, Park Service Number 43.902F:1, Original Number 501; Exterior and Interior Details of Office Building, Treasury Department, August 18, 1906, Park Service Number 43.902F:6, Original Number 505; Office Building, Treasury Department, August 18, 1906, Park Service Number 43.902F:5, Original Number 504.

Over the years of its use, a few documented changes to the finishes of the office building took place. In 1932, a contract was let for the renovation of the electrical system on Island 3, including the installation of new ceiling and wall fixtures. Although documentation for the location of these fixtures within the office building are unavailable, new fixtures can be presumed to have been installed there.²⁴

In May of 1932, a contract was let to paint the interiors on Island 3. The work included plaster patching and the painting of wood, iron, and plaster surfaces throughout the buildings. The general color scheme, with some exceptions, was light cream for the ceilings, light ivory for the upper walls, ivory or buff for the wainscot, and black or brownish black for the base.²⁵

According to an original 1906 plan (exhibit 8), the one-room mortuary was to be finished with a cement floor with coved cement base, plastered walls with rounded corners, a coved plastered ceiling and the "junction of plaster finish and wood frames covered with molding."²⁶ Six slate slabs, 6'-2" long and 2'-9" wide, were to be supported on iron brackets, three along each of the east and west walls. A sink was located under the central window on the north wall. In 1928, the old mortuary became designated for use as an "animal house." Any changes to interior finishes which may have occurred are, however, undocumented.

²⁴ Unrau, Historic Structure Report, 557.

²⁵ Ibid.

²⁶ Mortuary, Plans, Elevations, Detail of Window, Detail of Entrance, Treasury Department, August 18, 1906, Park Service Number 43.902F:9, Original Number 601.

The hospital complexes on Islands 2 and 3 were closed in 1951. While the buildings if Island 2 were temporarily taken over by the Coast Guard at that time, the buildings of Island 3 were apparently left vacant and allowed to deteriorate.

iv. Existing Conditions

Due to a potential asbestos hazard to the BBB/NFA team, a complete "Existing Conditions Survey" of the interior spaces of the office building and mortuary was not conducted, and a room-by-room analysis of all visually accessible finishes, decorative trim, doors, lighting, plumbing, heating and ventilation equipment was not prepared. In substitution for an interior survey, a revised form was developed which treated the survey on a building-by-building basis rather than room-by-room. The completed form offers a descriptive summary of the interior spaces and finishes of each building not surveyed. Information to complete the forms for the office building and mortuary was based upon existing archival documents, prior historic structure reports compiled by Harlan D. Unrau and the Ehrenkrantz Group, and prior field observations of these and similarly constructed and sited buildings on the island. One summary form was completed for the office building and one for the mortuary building. See section III, appendix A.

The interiors of the office building and mortuary are expected to be in fair to good condition due to the siting of these structures in a central, protected interior section of the island.

Wood floors of the office building are expected to be in sound condition except where subjected to water intrusion as under windows which have lost sash glazing. Prior BBB/NFA field work confirmed deteriorated wood flooring in the

north hall, H101, where open doors have allowed water to enter the building. Varnished flooring finish would exhibit weathering and loss of protective varnish. Linoleum floors have been installed over the wood floors in a number of rooms and are in a destroyed condition. A black and white composition tile floor was noted in the second floor in room 302, during 1985 field work. This floor was in fair condition at that time. Terrazzo flooring of the office building bathrooms and toilets would be in good condition as would the cement floor of the mortuary. Direct inspection of the mortuary floor was prevented due to heavy accumulation of debris.

Plaster wall and ceiling surfaces are also expected to be in fair to good condition with the most frequent deterioration limited to flaking loss of painted finish, typical for all Unit 2, 3 and 4 buildings. Some spalling loss of plaster with exposure of structural tile has occurred on the second floor ceiling of room 204. This may have resulted from water entering the building through the rotting roof sheathing observed by the Ehrenkrantz field team in 1978.²⁷

Wood doors, window and door enframement would probably have been overpainted, and would exhibit cracking and some flaking loss of overpainted surfaces. Varnished wood surfaces which did not undergo overpainting, such as varnished cupboards noted in the second floor prior pharmacist's bedroom, room 203, now fitted as a laboratory, were in good condition. A varnished screen door remains in the door opening of the original doctor's office, room 104. The 1978 Ehrenkrantz survey noted

²⁷ Prepared for the National Park Service by Building Conservation Technology/The Ehrenkrantz Group, Historic Structures Report, December 1978, 301.

deterioration and rot having occurred at the bottom two inches of the mortuary door frame.²⁸

Original 1909 lighting was replaced in 1923 and 1934, and a number of electrical fixtures dating to these replacement periods were noted during field work, such as oval wall sconces and one cream-colored metal bowl-shaped ceiling fixture documented in the Island 3 staff house during interior survey work.

d. Architectural Significance

Due to a potential asbestos hazard to the BBB/NFA survey team, an "Existing Condition Survey" of the interior spaces of the office building and mortuary was not conducted, and the individual rooms of these buildings were not evaluated for architectural significance.

The office building and mortuary can be viewed as having architectural significance as individual structures as well as contributing to the architectural integrity of the Island 3 hospital complex as a whole. The following statement of architectural significance treats the office building and mortuary as individual structures.

The office building, with its moderate proportions, limestone portico framed by rusticated Doric columns, Colonial Revival style interior and private siting, assumes a residential quality which expresses and served its dual function as staff residence and laboratory facility. The mortuary, the only building on Ellis Island to be designed specifically as a morgue, is, with its diminutive, one-room

²⁸ Ibid., 300.

interior volume, a unique building type within the structures of Units 2, 3 and 4.

Sharing the brick quoins, limestone trim, large aggregate stucco-clad exterior walls and clay-tile hip roofs common to all Unit 3 buildings, the office building and mortuary join with the structures of the contagious disease hospital to form a self-sufficient, integrated unit encompassing the entire area of Unit 3.

See section II, Physical History and Analysis Section, sub-section A-2.b, Statement of Significance, Units 2, 3 and 4 Architectural/Historical Significance, for a discussion of the buildings of the hospital complex as an integrated ensemble.

e. Structural System²⁹

i. Description and Existing Conditions

The office building is square in plan. The hip roof, framed with wood plank, rafters and hip members with bridging is supported by exterior brick bearing walls and interior posts supported by interior bearing walls. The first floor, second floor and attic floor are framed with one way, east/west reinforced concrete joists formed by structural clay tile. These joists are supported by exterior and interior bearing walls. All foundations are piles.

No structural deficiencies were found in the office building itself.

²⁹ Based on Robert Silman Associates, P.C., "Ellis Island, Historic Structures Report, Units 2, 3 & 4, Structural Systems", May-June 1986.

The one-story mortuary building is only 15'-0" wide by 21'-0" long. The hip roof is framed with wood plank, rafters and beams supported by the exterior brick bearing walls. The first floor is framed with one-way reinforced concrete joists formed with structural clay tile and spans between exterior bearing walls. The foundations are on wood piles.

No structural defects were found; however, the first floor was concealed by piled-up rubble.

ii. Recommendations

No action is necessary in the office building.

Further investigation of the mortuary should be undertaken when the rubble is removed and necessary ceiling plaster removed to allow examination of the roof framing.

Exhibit 1

UNITED STATES DEPARTMENT
OF THE INTERIOR

NATIONAL PARK SERVICE
DENVER SERVICE CENTER

ARCHITECTS

BEYER BLINDER BELLE /
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET
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(212) 777-7800

STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

SURVEY OF STRUCTURES UNIT 234

ELLIS ISLAND

STATUE OF LIBERTY
NATIONAL MONUMENT

NEW YORK / NEW JERSEY

① ORIGINAL ISLAND TO 1890
(3.30 ACRES)

② AREA INCREASED IN 1896
(11.07 ACRES)

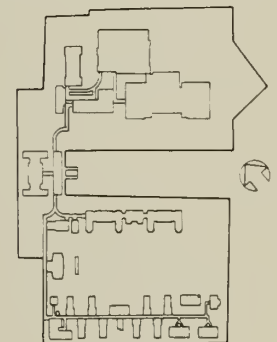
③ AREA INCREASED IN 1898
(15.52 ACRES)

mk | sht | REVISIONS | date | ini

DESIGNED: DATE:

DRAWN: TECH REVIEW:

KEY



TITLE OF SHEET
HISTORICAL DEVELOPMENT
OF ELLIS ISLAND

SUB SHEET NO. DRAWING NO.

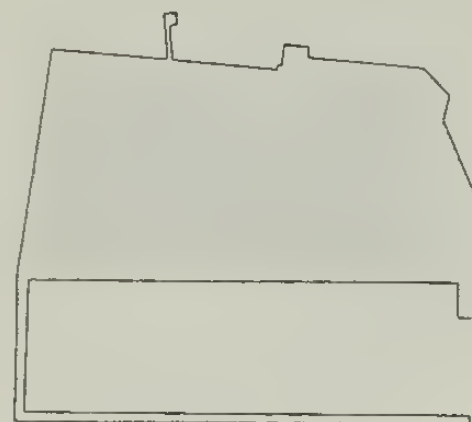
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OF

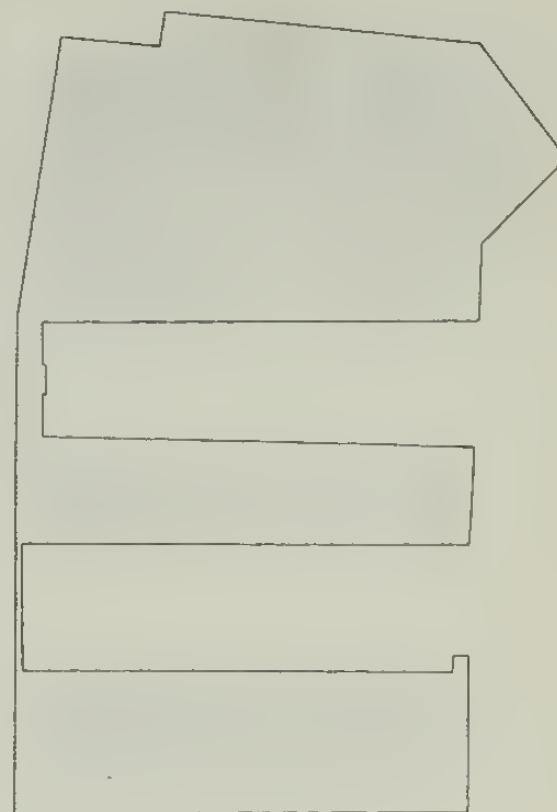
356 | 26,010 / 1 of 16
DSC | JUL 88



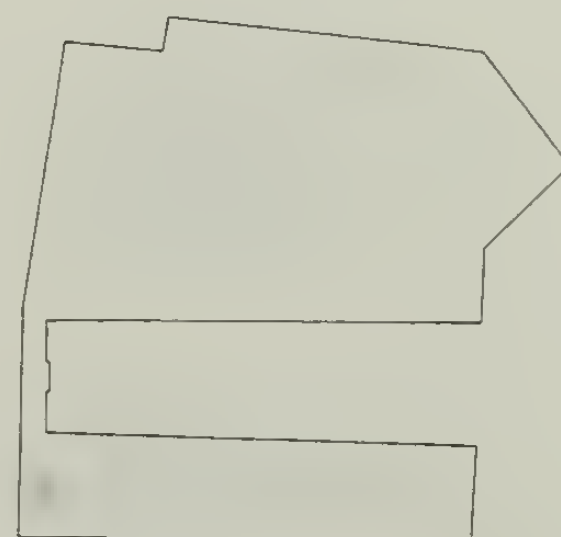
① ORIGINAL ISLAND TO 1890
(3.30 ACRES)



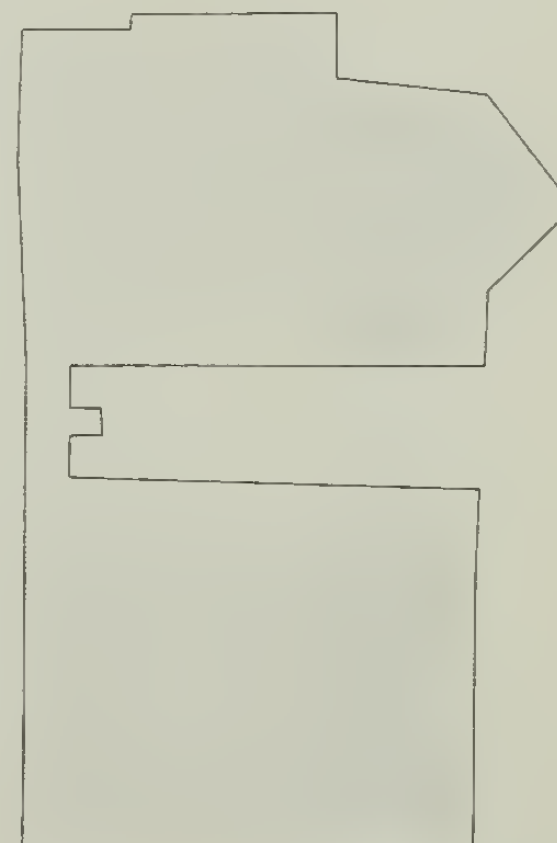
② AREA INCREASED IN 1890-1892
(11.07 ACRES)



④ AREA INCREASED IN 1905-1906
(20.27 ACRES)



③ AREA INCREASED IN 1896-1899
(15.52 ACRES)



⑤ AREA INCREASED IN 1923-1924
(24.35 ACRES)

⑥ AREA INCREASED IN 1933-1934
(27.50 ACRES TOTAL AREA)

ARCHITECTS

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STRUCTURAL ENGINEERS

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MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

**SURVEY OF
STRUCTURES
UNIT 234**

ELLIS ISLAND

STATUE OF LIBERTY

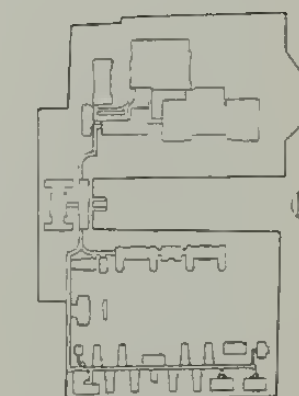
NATIONAL MONUMENT

NEW YORK / NEW JERSEY

[illegible]

mk	shl	REVISIONS	date in
DESIGNED:		DATE:	
DRAWN:		TECH REVIEW	

KEY

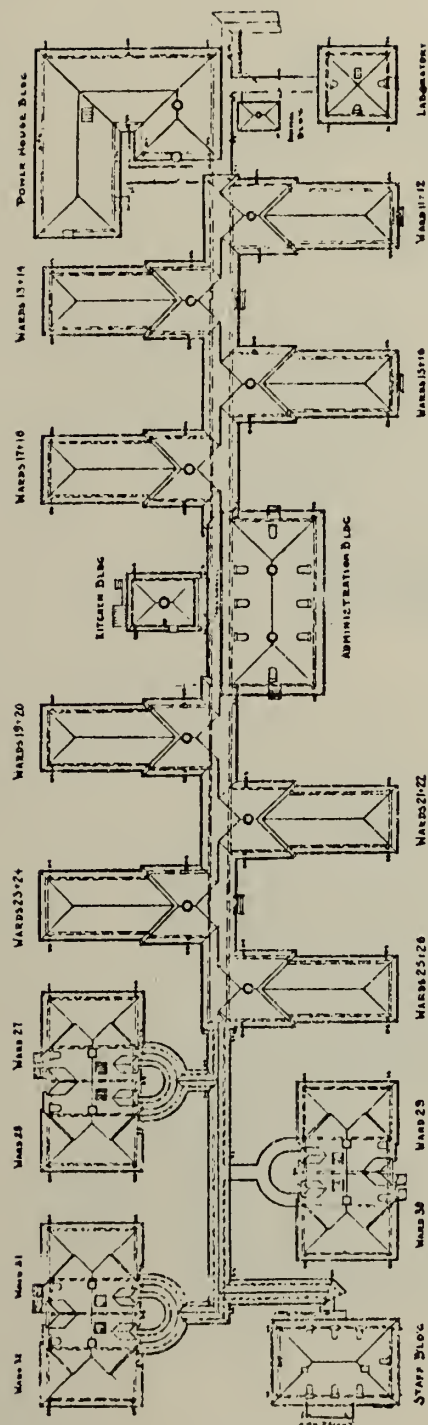


TITLE OF SHEET
HISTORICAL DEVELOPMENT
OF ELLIS ISLAND

SUB SHEET NO

D R A W I N G N O .

PKG. NO.	SHEET OF
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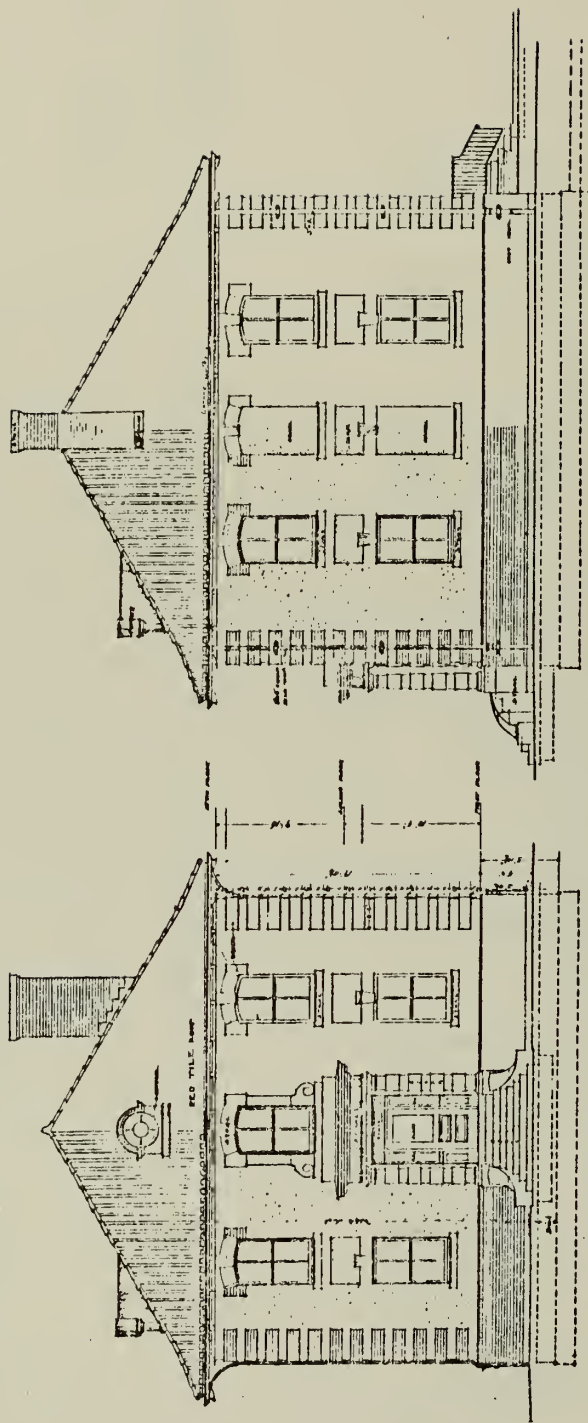


Roof Plan of Bldgs Island #3

EXTERIOR PAINTING
ISLAND #3
U. S. DEPARTMENT OF LABOR
REGISTRATION SERVICE

[illegible]

Roof plan, Island 3, 8/11/13.
NPS Dwg. No. 356 43,923 / 1
DSC JUL 88



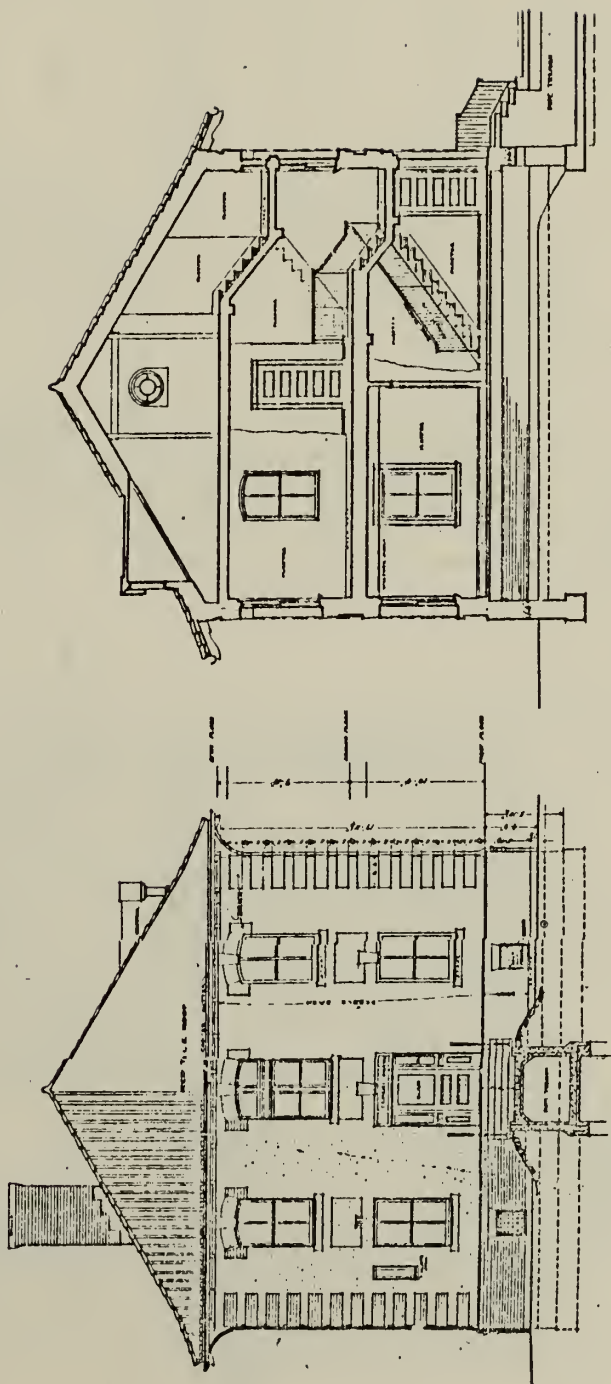
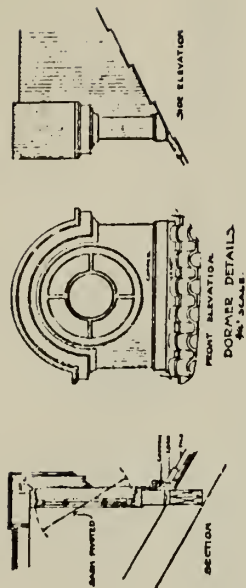
- FRONT ELEVATION - NE. - OFFICE BUILDING - SIDE ELEVATION - N.W.
SCALE 1/4"=1'-0"

ELLIS ISLAND N.Y.
Immigrant Station.
Contagious Disease Hospital.
Drawing No. 503
Approved by [Signature] Checked by [Signature]

General Superintendent
[Signature]
[Date]

North and West elevations, office building, 8/18/06.

NPS Dwg. No. 356 43,902F / 4
DSC JUL 88



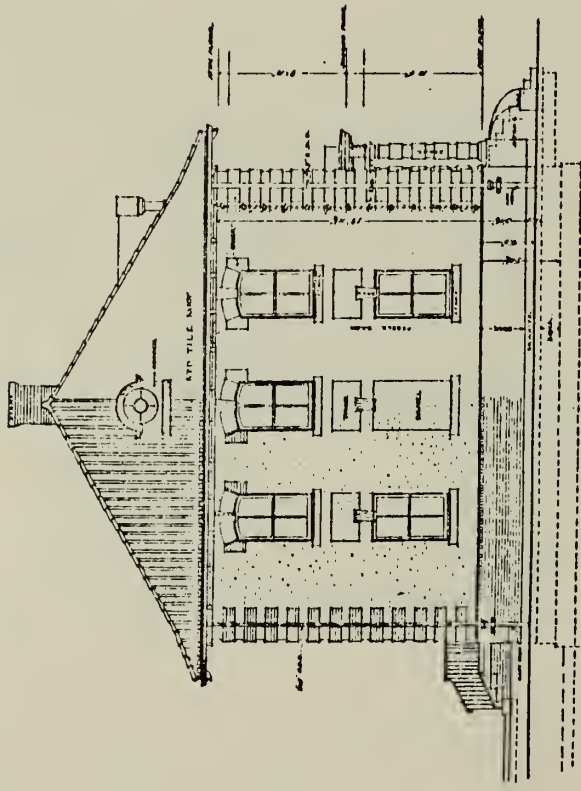
ELLIS ISLAND, N.Y.
Immigrant Station
Quarantine Disease Hospital
Drawing No. 504
JUL 18 1906

James H. Kimball
ARCHT. & ENGRS.
NEW YORK

South elevation and section, office building, 8/18/06.

NPS Dwg. No. 356 143,902F / 5

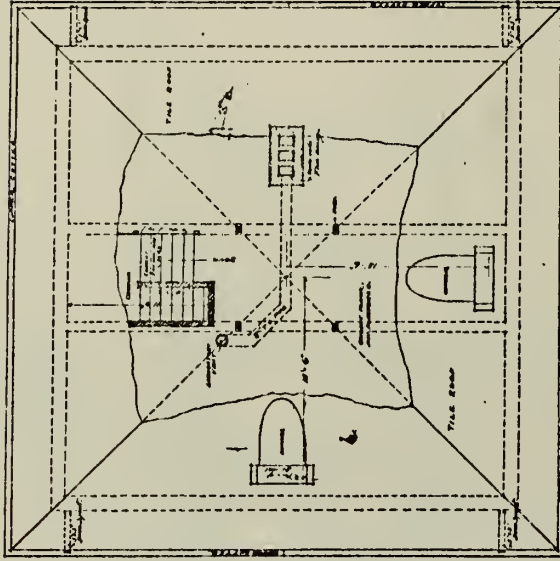
DSC JUL 88



• SIDE ELEVATION • SW •

OFFICE BUILDING •

SCALE 1/8" = 1'-0"



• ATTIC AND ROOF PLAN •

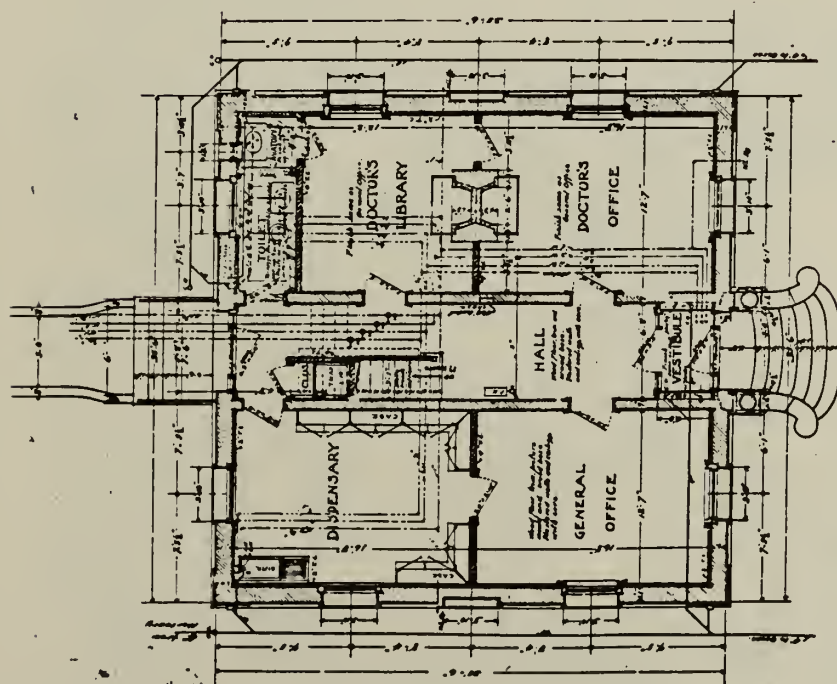
ELLS ISLAND, N.Y.
Immigrant Station,
Contagious Disease Hospital,
Drawing No. 502
Designed by J. H. M. - Checked by G. B. J. -

General Survey of
the Immigrant Station
at Ellis Island, N.Y.
by J. H. M. -

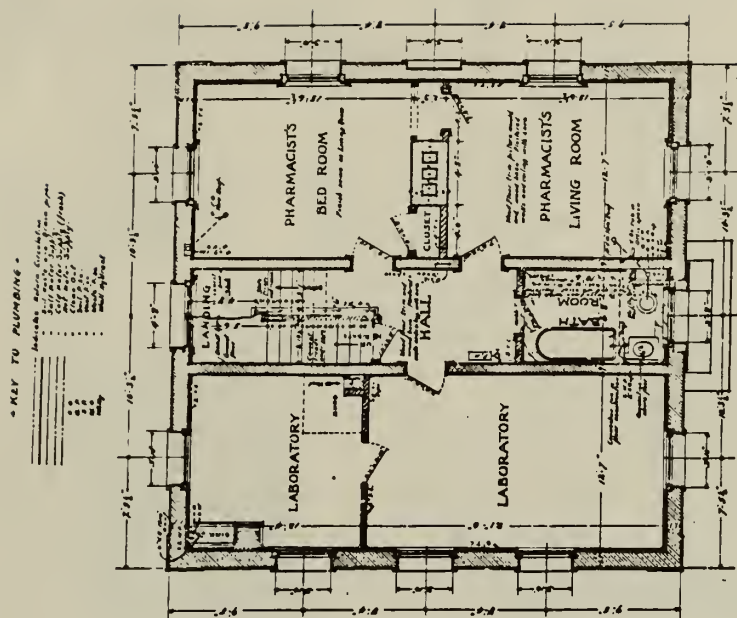
East elevation and roof plan, office building, 8/18/06.

NPS Dwg. No. 356 | 43,902F / 2

DSC | JUL 88



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

NOTE:—All rooms, unless otherwise indicated, have wood floor with covered wood base; plaster finish, with rows of ceiling and rounded corners; portions of plaster finish with wood panels covered with wood-graining.

*** KEY TO PLUMBING ***

.....	Iodine solution
_____	Sulfuric acid from pipe
- - - - -	Cold water supply (from)
~~~~~	Cooling water supply (from)
=====	Cooling water supply
-----	Drainage
-----	Drainage
-----	Water supply
-----	Water supply

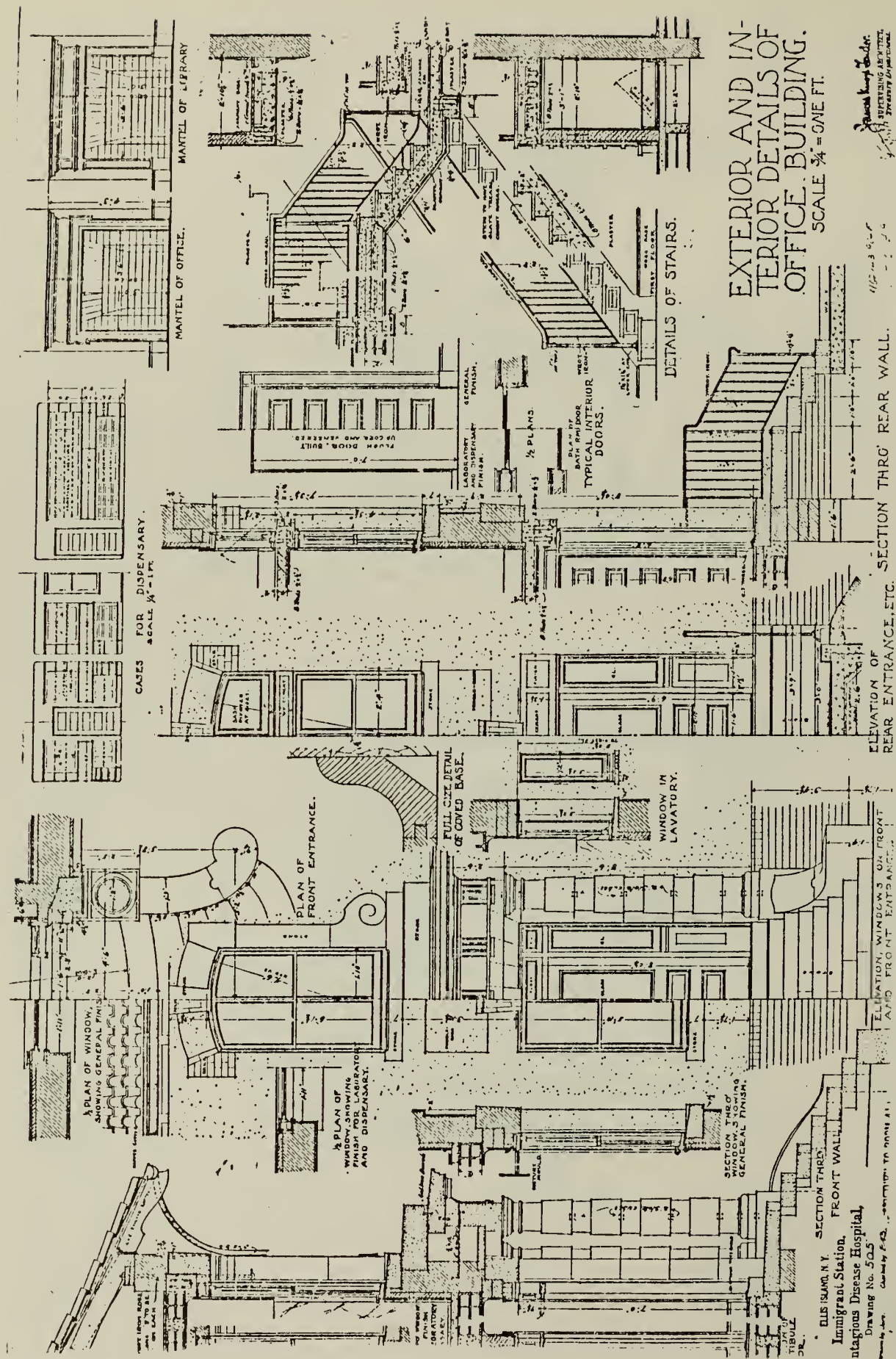
## OFFICE BUILDING.

SCALE  $\frac{1}{4}''=1'-0''$ :

Plans, office building, 8/18/06.  
NPS Dwg. NO. 356 | 43.902F / 1

356	43,902F / 1
DSC	JUL 88





Exterior and interior details, office building, 8/18/06.

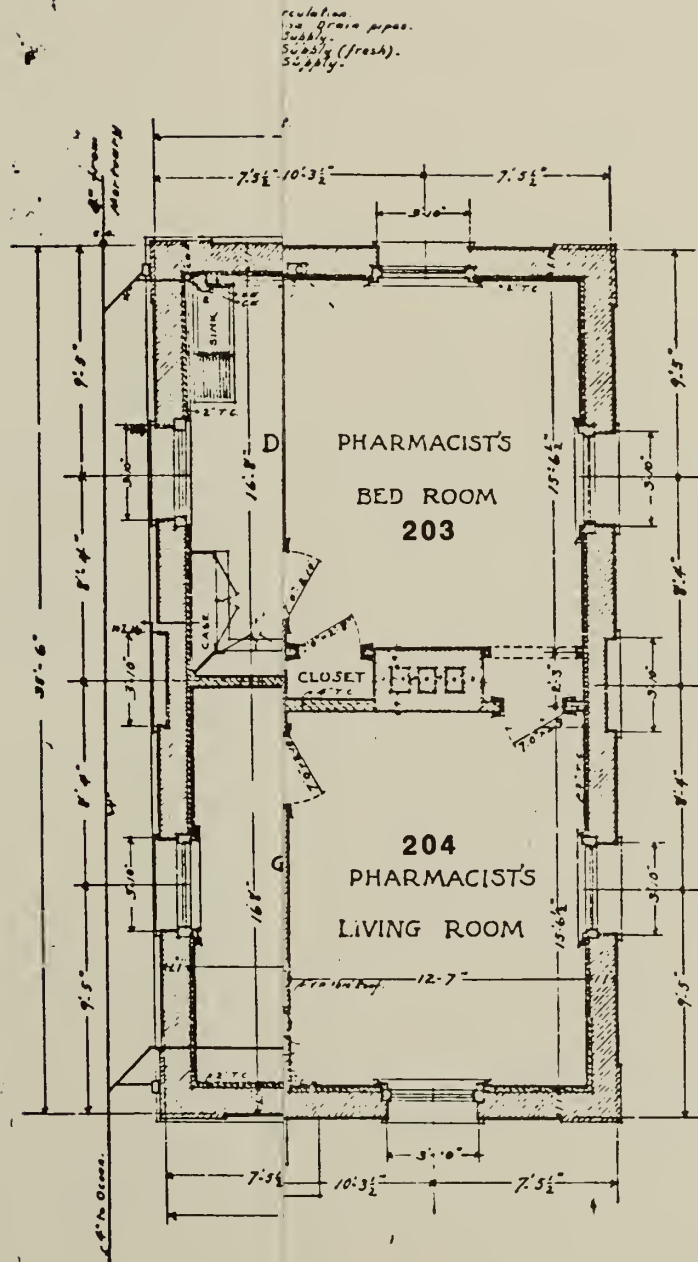
NPS Dwg. No. 356 | 43.902F / 6

DSC	JUL 88
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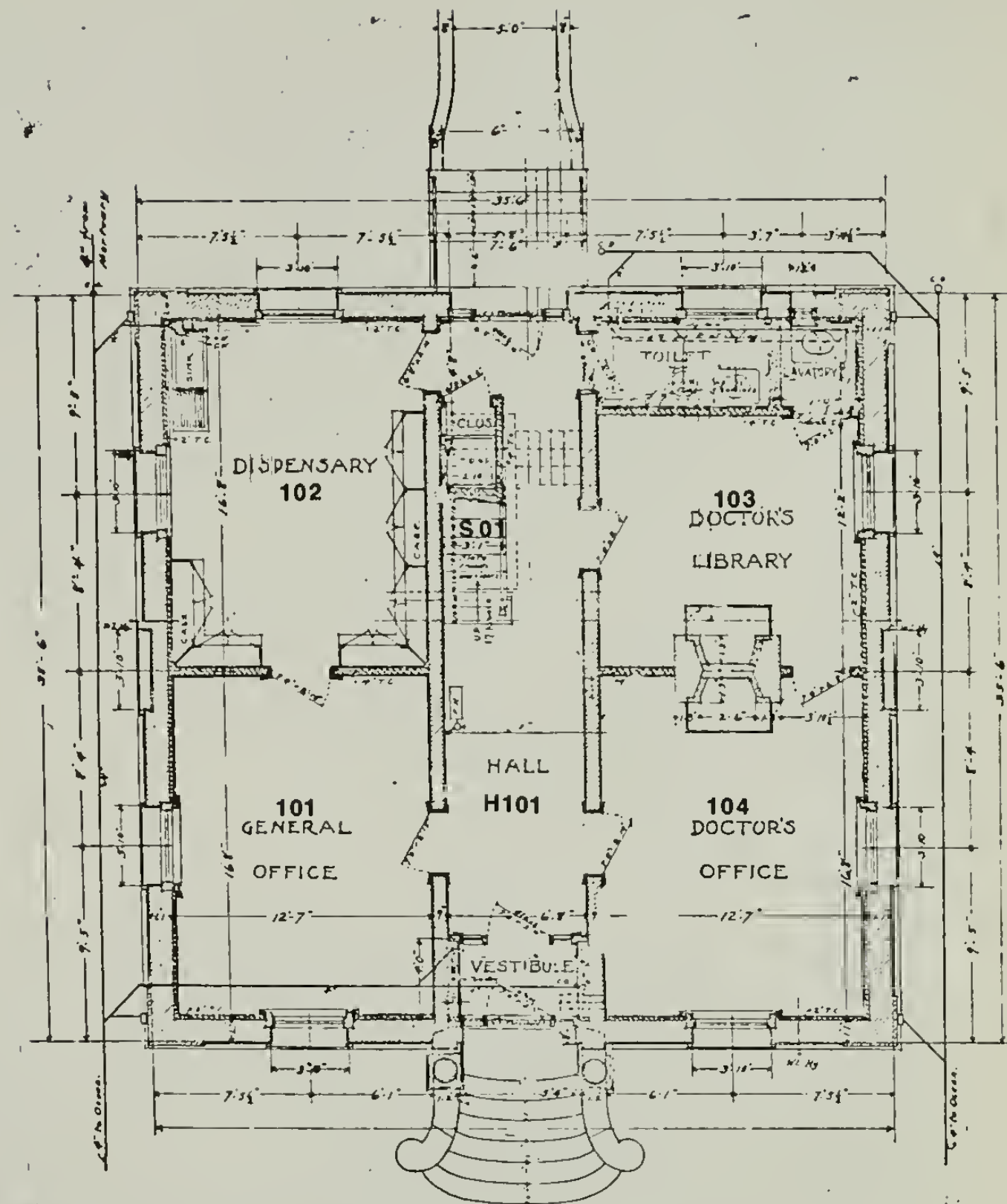




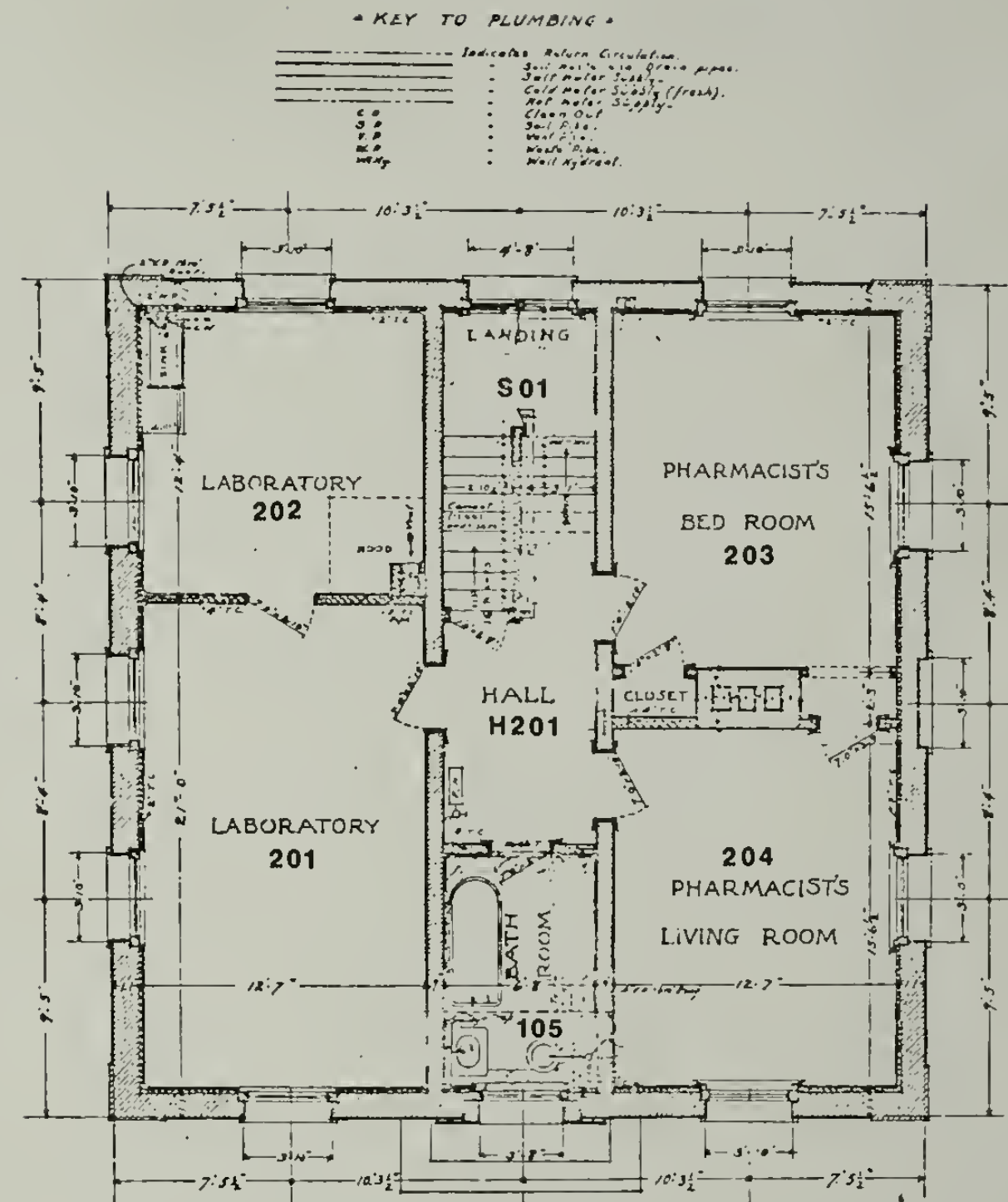


PLAN

Plans, office  
Coded excerpt



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

• OFFICE BUILDING •

SCALE 1/4"=1'-0"

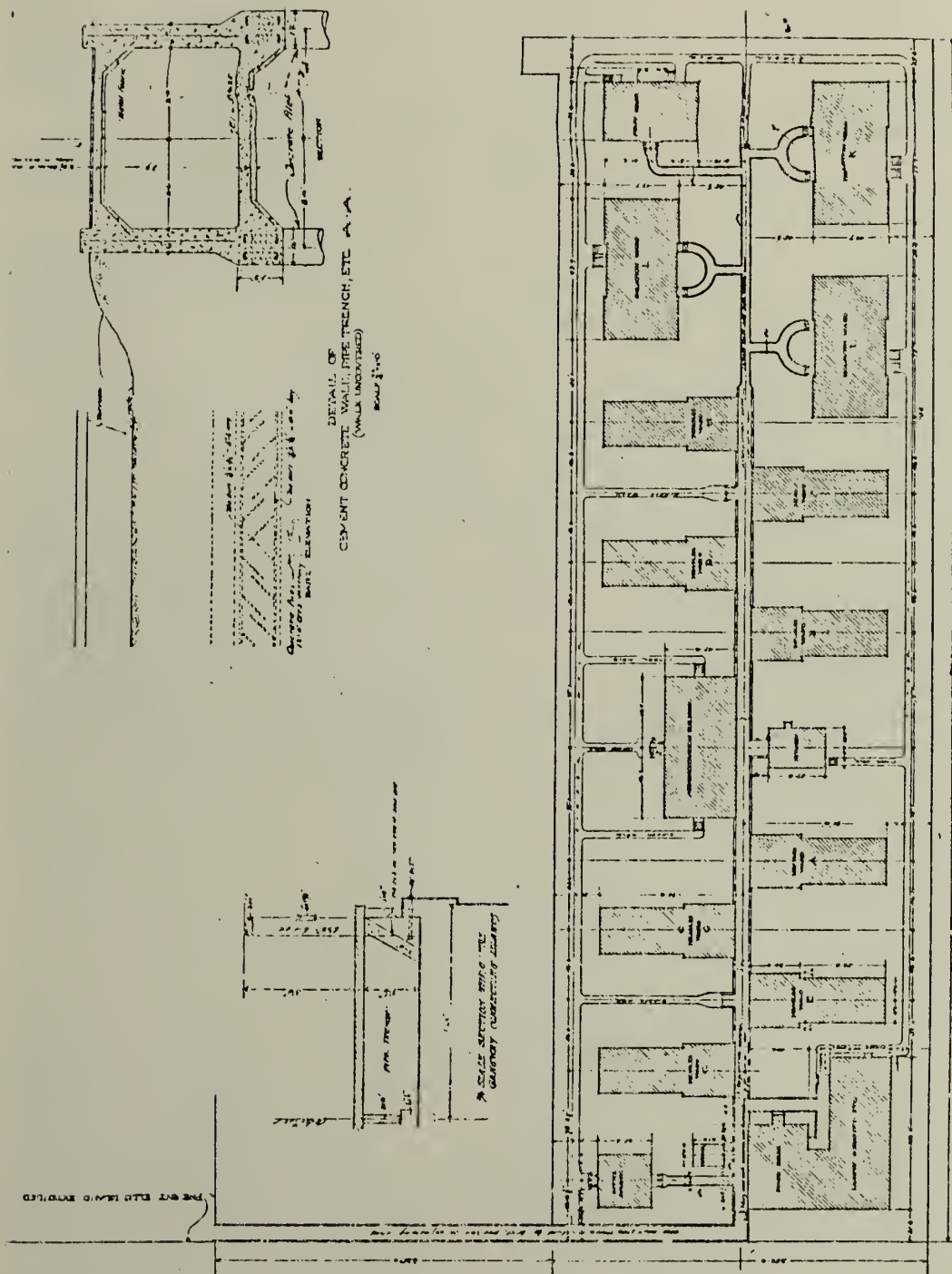
Plans, office building.

Coded excerpt, NPS Dwg. No.

356 43,902F / 1

DSC JUL 88





REDUCED SIZE REPRODUCTION

APPROACH PLAN, DETAILS, ETC.

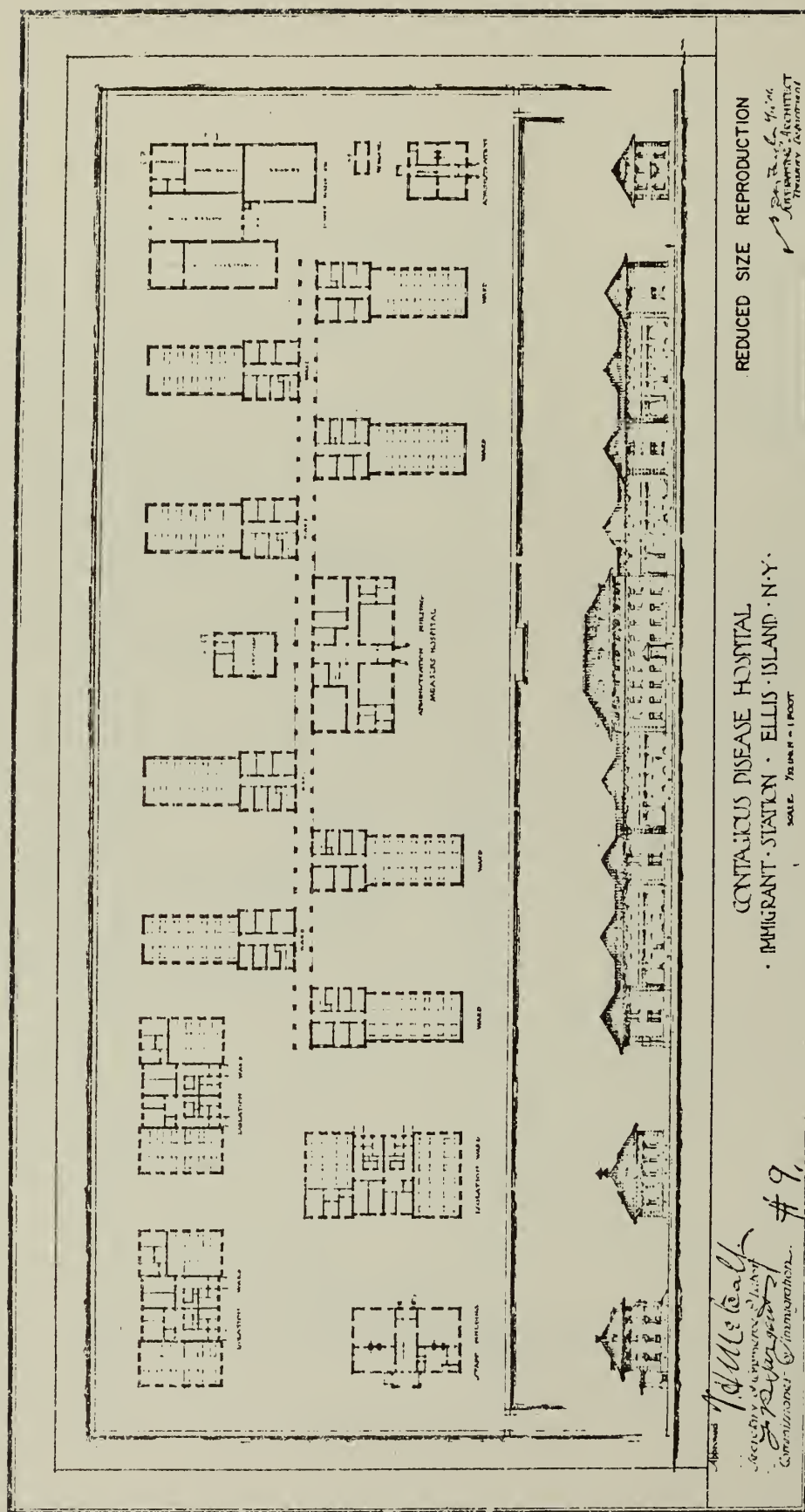
SCALE 1/4" = 1'-0"

SCALE 1/8" = 1'-0"

Plan, Island 3, 7/18/06.

NPS Dwg. No. 356 43.902 A/1

DSC JUL 88



Contagious disease hospital, Island 3, 5/15/06.

NPS Dwg. No. 356 | 43,901/1

DSC JUL 88





1. Aerial view, c. 1932, with contagious disease hospital complex in foreground, National Archives.



2. Office building, north and east elevations,  
view southwest.



3. Office building, north and east elevations,  
view southwest.





4. West elevation with stucco window infill panels, view southeast.



5. North elevation, view southwest.



6. North portico.



7. West elevation of mortuary, view from covered way 9A.



8. Patches of missing aggregate, pebble dash surface of west elevation.



9. Missing patch of pebble dash, first story, north end of west elevation.





10. Crack, first story, north end, west elevation.



11. Carbon soot staining beneath window lintel, east elevation.





12. Vinecover, carbon soot staining beneath window lintel, east elevation.



13. Biological staining, base of north elevation west of portico.



14. Carbon soot staining, dentils of north portico.



15. Deteriorated wood eaves, west elevation.



16. Corroded iron lintel, door leading to pipe cellar, mortuary, north elevation.

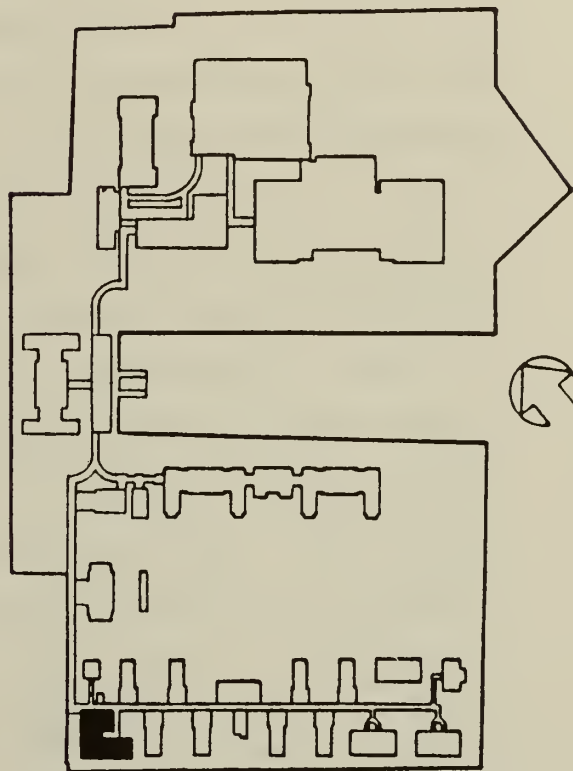




NATIONAL ARCHIVES

17. Office building laboratory, c. 1916. National Archives.

## POWERHOUSE AND LAUNDRY BUILDING



## 2. Powerhouse and Laundry Building

### a. Construction History.¹

(See Office Building and Mortuary, section a. Construction History, for a more detailed description of the development of Island 3.)

The powerhouse and laundry building was constructed during the years 1906-1908 as part of the contagious disease hospital complex sited on the newly landfilled Island 3. The new hospital complex was constructed under a \$250,000 appropriation approved by the Sundry Civil Act on March 3, 1905. Plans for the buildings were prepared by the office of the Supervising Architect of the Treasury Department (exhibits 1 through 9). The plans developed in 1905 were later modified in 1906 by an Assistant Surgeon Thomas W. Salmon.

Lack of sufficient funding delayed the construction of a number of the Island 3 buildings, however, the powerhouse and laundry building was considered of primary importance and was built in the first phase of construction of the contagious disease hospital.

The powerhouse and laundry building was to contain sleeping rooms and a dining room for building employees and other non-medical hospital employees. The kitchen of the building was also to serve the isolation pavilions.

Proposals for the construction of the contagious disease hospital were opened on October 20, 1906. The lowest bid, exclusive of heating, electrical wiring, and elevator

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¹ Harlan D. Unrau, Historic Structure Report, Ellis Island, Historical Data (Denver Service Center: United States Department of the Interior, National Park Service, 1981), 510-532, passim.



work, amounted to \$503,375. It was the desire of the Department of Commerce and Labor to keep the cost of the work within the limit of \$500,000, and the department was reluctant to recommend an increase of \$125,000 to the projected estimate of \$625,000 for the completion of the entire hospital complex, including heating and electrical installations. Thus, it was determined to revise the plans and specifications for the hospital before contracting the work, and in mid-December it was determined to construct only certain buildings of the proposed contagious disease hospital complex at a cost of \$201,590. The powerhouse and laundry building, large enough to serve the entire contagious disease hospital, as planned, was to be constructed immediately for a cost of \$47,373.

The decision was made also to erect the administration building, kitchen, measles wards A, B and E and a number of connecting corridors, excluding the heating, electric, and elevator installation, and a contract was let to the Northeastern Construction Company of New York City. The work was to be completed by November 1, 1907, at a cost of \$201,590 under the supervision of Alfred B. Fry, chief engineer and superintendent of the U.S. Public Buildings of New York City. By mid March, the contracting firm was driving the concrete piles for the foundations of the buildings, the powerhouse and laundry building receiving 173.

In late March, 1907, the Northeastern Construction Company proposed the substitution of a perforated radial brick chimney for the specified common brick chimney for the powerhouse and laundry building. The radial brick chimney was becoming popular in the United States at that time because it was made of lighter materials and had a better appearance. Fry approved of the proposed plan with the following modifications: The stack as originally specified, had a wall thickness of 2'-5" for 10' above the base of the flue, 1'-6" for the next 39' exclusive of the fire-brick lining; 13" for the next 23', and 8"

for the remaining 13'. The proposed plan for the chimney had a base thickness of 19" for 4'; 17" for the next 21'; 12-1/2" for the next 12'; 10" for the next 24'; and 8" for the remaining 24'. Moreover, the stack as originally specified required a fire-brick lining for a total height in stack of 46', whereas the proposed plan required a fire-brick lining for 30' in height.

Fry was in agreement that thinner walls of radial brick be utilized but wanted at least 15 percent added to the radial brick plan wall dimensions up to within 24' of the top of the stack, and also 10 percent to within 13' of the top. Moreover, he wanted a fire-brick lining of the same length as specified for the original chimney, and an octagonal base of the same height, i.e. 28'-4" (26'-4") to the top of the stone course, corbelling back for a height of 4' to the round section.

Supervising Architect Taylor concurred with Fry's opinion. He proposed that the walls of the circular part of the stack be increased 2" in thickness to within 12' of the top, as suggested by Fry; required the height of the octagonal base to be 32'; and that the chimney be bonded into the wall of the building. Shortly thereafter, a supplemental agreement was signed with the Northeastern Construction Company to cover the proposed change.

In May 1907, a number of proposals were made for changes in the plans of the powerhouse. The generators in the powerhouse on Island 1 could not provide sufficient power for both the new complex and the new baggage and dormitory building proposed on Island 1, therefore, it was recommended that three of the 75-kilowatt units from the existing engine room be installed in the powerhouse of the new hospital complex. Three 200-horsepower water-tube boiler units would also have to be installed in the new powerhouse. At the same time it was determined to place large freshwater storage tanks in the tank room, since no other space was as well adapted or designed to

accommodate them. Heavy pumps for a high pressure fire system were to be installed in the pump room. To accomplish these changes, modifications in the plans of the powerhouse were needed in the engine room, tank room and pump room. The engine room was situated in rooms laid out for sterilizing and cleaning and the partition between the two rooms omitted. Across the ceiling of the engine room, where partitioning was omitted, a concrete beam was run and in the wall between the engine room and laundry a pilaster was built to support the concrete beam. The door into the laundry and the door into the tank room was infilled. The partition between the tank rooms was omitted and the door next to the coal room was closed up. A door was cut into the boiler room and an iron stair was built in the engine room. All changes were shown on a drawing noted as #2, not included in this report.

The floor of the engine room was lowered, and made of one slab of reinforced concrete 20" thick, extending to within 6" of the wall on all four sides of the room. All concrete was to have a 1" finish, and to be carried to the walls of the room. Piles were driven under the floor as shown on a drawing noted as #1. Changes to the piling were also designed to isolate the floors from the building foundations and thus prevent vibration from being transmitted to them.

Changes were also required in the four sidewalls of the coal bunker in the new powerhouse because of errors in the original plans. The framing as specified did not allow for an opening for an outside steel door on the second floor as provided on the elevation drawing. Thus, different framing between the first and second girt members was needed. In order to have an outside door shown on an elevation of the architect's plan, the framing had to be entirely revised. The plan drawn up dispensed with all 6" vertical I-beams in the lower part of the wall and replaced them with 8" I-beams weighing 18 pounds to the foot. The middle girt was raised a little over half way up in the wall, in order that the old framing consisting

of 6" I-beams could be used. Also the 9" I-beam which constituted the upper girt, and which came across the door opening on the original plans, was raised to the top of the wall.

After reviewing the proposed changes in the plans, which also included modifications to the administration building, the Northeastern Construction Company proposed to perform the required work at a cost of \$7,211.94. Further studies by the engineers on Ellis Island supported the need for the proposed modifications, and in mid-September of 1907, a supplemental contract with the contracting firm was authorized based on the acceptance of its proposal.

During the summer of 1907 at least three contracts were let for the installation of electrical wiring and heating apparatus in the buildings that were nearing completion. These were as follows: one to Isador Fajans for electrical wiring with a date of expiration January 13, 1908; one to L.H. Woods for electrical wiring with a date of expiration of December 16, 1907; and another to Evans, Almirall & Company for heating apparatus with a date of expiration of December 16, 1907.

On October 14, 1907, a formal contract was executed with the Northeastern Construction Company for the construction of measles wards C, D and G, isolation ward L, the staff house, the mortuary, and a number of connecting corridors. The buildings were to be completed by July 30, 1909, at a cost of \$161,908.20.

As the construction of the additional buildings got underway in November, the Northeastern Construction Company reported that measles wards A, B and E, the administration building, the kitchen and the powerhouse and laundry were completed and ready for a final inspection. A final inspection of these buildings was held on December 1907 and the work was found to be in substantial compliance with the



specifications. A number of recommendations were made at this time which included the installation of temporary steam heat during the winter months.

The buildings were turned over to the government in late December of 1907 or in early January 1908. Within a short time temporary arrangements for heating the buildings were provided by installing the permanent main supply and return pipes in the existing pipe tunnel and by making a temporary connection of supply at the nearest point on Island 2 and a temporary return connection at the powerhouse on Island 1.

In August of 1908, a contract was let to Charles H. Mentzinger to complete the installation of the plumbing apparatus on the island. This contract included the installation of floor drains in the powerhouse.

On September 3 a contract was let to Evans, Almirall & Company for the installation of heating apparatus in the hospital complex. The contract included work in measles wards F and H, isolation wards I and K, and the office building as well as the powerhouse and laundry building.

During this period, two other contracts were let for the remaining work on the buildings. One covered the electrical wiring and fixtures in the corridors, office building, isolation wards I and K, and measles wards F and H. The other was for a switchboard in the powerhouse.

The entire contagious disease hospital was completed sometime during the spring of 1909.

During the early months of 1910 several improvements were contemplated for the contagious disease hospital. A hot water circulation system was installed. In addition, Commissioner Williams requested permission to connect



the fire alarm on the island directly to the high power pumps in the powerhouse on Island 1.

In October 1910 it was reported that the contagious disease hospital was ready for occupancy except that it could not be lighted. Although the complex had its own powerhouse, the operation of the plant would require the appointment of engineers, dynamo tenders, and firemen at salaries totaling \$1,300 per month. In addition, \$1,500 worth of coal would be required for the operation of the plant. An alternative method of lighting the complex was to install two copper tie lines connecting the powerhouse on Island 1 with the new hospital buildings at a cost of \$4,500. After considering the two choices it was determined to install the electric tie lines.

Finally, the entire contagious disease hospital was opened for occupancy on June 20, 1911.

#### b. Exterior

##### i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the powerhouse and laundry building was not measured by an architectural team and drawings at 1/8" scale showing its "as found" condition were not prepared. In substitution for "as found" drawings, archival drawings of the exterior of the powerhouse and laundry building have been reproduced, some having been graphically enhanced to depict the elevations, sections and relevant details for purposes of illustration in this report (exhibits 1 through 8).

##### ii. History

A number of contracts for work completed on the exterior of the buildings of Island 3 are of a general

nature and do not specify the repairs undertaken on individual buildings. For purposes of completeness, general contracts, as well as those let for individual structures have been included in this section.

With the completion of the contagious disease hospital complex in 1909, Island 3 structures were assigned building numbers. The powerhouse and laundry building became number 2 at this time.²

As soon as the contagious disease hospital was opened for occupancy, it was found that some improvements were necessary, and as a part of that package, alterations were made to the powerhouse and laundry building, including the rearrangement and reinstallation of laundry machinery, disinfecting apparatus and plumbing for \$5,000.³

As early as 1909 the sum of \$10,000 was requested for the installation of electric tie lines between the powerhouse on Island 1 and that on Island 3. The tie lines would make it possible for the two services to be interchangeable so that if one power plant broke down, the other could be used temporarily to serve all the islands.⁴

The Sundry Civil Act approved on August 1, 1914, contained appropriations for two improvement projects on Island 3. These were the extension of the fire alarm system to the hospital islands and the installation of saltwater service

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² Harlan D. Unrau, Historic Resource Study (Historical Component), Volume III, (U.S. Department of the Interior, National Park Service, 1984), 1255.

³ Unrau, Historic Structure Report, 533.

⁴ Ibid., 535.

lines to the contagious disease hospital. The work was completed sometime in late 1914 or early 1915.⁵

On the night of July 30, 1916, a major explosion at the railway terminals on Black Tom Wharf in New Jersey rocked Ellis Island. The walls, ceilings, roofs, and foundations of the hospital buildings were weakened, and many window casings, and doors were blown out. Presumably, the powerhouse was affected by this blast. The repairs to the Ellis Island facilities took about a year and cost nearly \$400,000.⁶

On March 1, 1918 the hospital complexes on Islands 2 and 3 were turned over to the U.S. Army by the Department of Labor and administered as a unit until June 30, 1919, when they were returned to the Public Health Service.

Sometime after the U.S. Public Health Service reclaimed the administration of the hospitals on Islands 2 and 3, the buildings of the contagious disease hospital were redesignated with new numbers and names. The powerhouse and laundry building was renamed "powerhouse" at that time.⁷

In December 1923, Commissioner Henry H. Curran submitted a list of projects that were needed to renew and replace worn out and inadequate equipment. Little renovation work had been done at Ellis Island since the pre-World War I era, and the entire plant was showing signs of deterioration. Saltwater mains were replaced in the powerhouse and laundry building at this time.⁸

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5 Ibid.

6 Ibid.

7 Ibid., 536, 538.

8 Ibid., 539.

During the fall of 1926 various repairs were made to the leaking roof, gutters, dormer windows, hips, valleys, leaders, drains, and ventilators of all the buildings and covered passageways on Island 3, including the powerhouse and laundry building. The repairs were guaranteed to be watertight and leakproof for two years.⁹

During the summer of 1928, a contract was let for the installation and repair of fly screens on the hospital buildings on Islands 2 and 3. The screens were of 16 by 16 mesh solid bronze wire and were guaranteed to be insect proof for one year. One screen door was installed, one door repaired and a number of windows installed at the first floor of the powerhouse and laundry building.¹⁰

In September 1931, a contract was let to the Quintine Realty Company of New York City to make repairs and replacements to all the roofs on Island 3 at a cost of \$4,960. The work included the repair of tile, slate, metal and composition roofings, as well as the valleys, flashings, gutters, downspouts, ventilators and skylights. In addition, the wooden soffits of the roof eave overhangs and the plastic floorings were painted. The contract was completed in February 1932.¹¹

Another contract was let to the Quintine Realty Company of Bloomfield, New Jersey, in September 1931 to

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⁹ Ibid., 544.

¹⁰ Ibid., 545; Specifications for Fly Screens on Islands No. 2 and No. 3, U.S. Department of Labor, Immigration Service, Ellis Island, New York, June 1928, (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898-1955), Inventory Number 132, 18-20.

¹¹ Unrau, Historic Structure Report, 548.

paint the exteriors for all the buildings on Island 3. The work consisted of painting the exterior wood and metal surfaces including the approaches, connecting corridors, and passages of the structures. Steel sash and metal covered doors were painted as were iron window guards, grilles, screens, balconies and porches. The perimeters of the exterior door and window frames were painted and caulked. The work was completed in December 1931 at a cost of \$2,790.¹²

In June 1932, a contract was let to the Orange Screen Company of New York City to install insect screens on all the buildings on Ellis Island. A screen door located near the disinfecting room was installed in the powerhouse and laundry building at this time.¹³

A contract was let to the Merit Construction Company of New York City in January 1934 to make sheet metal and roofing repairs to the powerhouse and laundry building as well as a number of other Island 3 buildings.¹⁴

During the period 1936 - 1939, a concrete and masonry covered way was erected from the powerhouse on Island 1 to the powerhouse and laundry building on Island 3.¹⁵

The hospital complexes on Islands 2 and 3 were closed on March 1, 1951. While the hospital complex on Island 2 was taken over temporarily by the U.S. Coast Guard after

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¹² Ibid., 549.

¹³ Ibid., 552.

¹⁴ Ibid., 562, 565.

¹⁵ Ibid., 568.



that date, the buildings on Island 3 were apparently left vacant.¹⁶

### iii. Description

The two-story powerhouse and laundry building was built in 1907 to serve several purposes; the north side as a boiler house, with three coal-fired boilers, and the south side as a dormitory, morgue and laundry. The former is built on a concrete slab, the latter on a concrete pile foundation, with reinforced concrete joists and steel beams on brick bearing walls above. The roof framing is of wood. Walls have a granite sill, common bond red brick base with granite base course, and brick walls covered with 1" thick large aggregate stucco. The roof is hipped, covered with flat, red, clay tile and is supported on wood brackets. Quoins, window springers and keystones are red brick and lintels are limestone (photos 1, 2 and 3).

The boiler room is differentiated on the exterior by the use of circular, four-light metal sash windows with four brick quoins, two on the west side, one on the east, and six on the north (photo 4). A yellow brick chimney stack rises 100' from an octagonal base on the east side (photo 5). The dormitory section has wood two-over-two double hung sash, with flat heads on the first floor, segmental arched heads on the second, and recessed stucco panels between stories. There are eight bays on the west side, beginning with a larger loading bay at the north end (see photo 3). The south side is eleven bays long, including double wood doors without landing in the seventh bay from the west end, a single door with iron porch at the east end, and a second story fire escape in the second bay from the west end (see photo 1). Five first floor windows located at the

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¹⁶ Ibid., 571.

west end of the south elevation have been covered with chain-link grilles. The east elevation composed of three bays at the south end with an exposed chimney and fire escape (photo 6), returns to the west for two bays to meet covered way 9A and the powerhouse section of the building (photo 7).

#### iv. Existing Conditions

A field survey of the existing conditions of the powerhouse and laundry building was conducted in November of 1985. In general this structure exhibits the same types of deterioration for like conditions as the other buildings of Units 2, 3, and 4. A description of the various types of deterioration can be found in section III, appendix A.

The buildings of Units 2, 3, and 4 have, as those of Unit 1, experienced exposure to high winds (particularly from the north), fog, salts, intense solar radiation, condensation and other harsh weathering conditions. Constant, erosive forces such as moisture, salt penetration and solar radiation seem to have been the primary agents for most of the deterioration mechanisms observed.¹⁷

A special survey form has been developed which offers a descriptive summary of the types, levels, and locations of deterioration, for each material utilized in the buildings of Units 2, 3, and 4 as well as a relative assessment of condition for material used and for the building as a whole. See section III, appendix A.

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¹⁷ Prepared for the U.S. Department of the Interior/National Park Service by Beyer Blinder Belle/Anderson Notter Finegold, Historic Structures Report, Unit One Buildings, December 1985, 30.

The pebble dash surfaces of the powerhouse and laundry building are in fair condition, with all surfaces coated with a fairly heavy layer of grime, and areas of overpaint which obscure underlying conditions. The pebble dash surface of the north facade, above covered way 9A retains its original tan-gold color. Loss of pebble dash aggregate appears to be less severe than on the office building with an area of general loss of large aggregate on the north end of the west elevation surrounding the double steel doors (photo 8). Damage to the pebble dash surface is generally confined to areas of removal of drainspouts, and alterations such as the installation or removal of metal circuitry boxes, fan housings, door and window openings and a south elevation fire escape (photo 9).

Visible cracking occurs most commonly at the juncture of the original pebble dash surface with areas of cementitious window infill and alterations to door openings, with a severe crack occurring at the north corner of the second story steel doors of the west elevation (photo 10). Carbon soot staining is evident below all building projections such as window sills, and is also concentrated on upper wall areas immediately below the brick coursing located under the roof eaves (photo 11). A tar-like sealant appears to have been applied to the juncture of some stone window sills and the pebble dash wall surface (photo 12).

Green biological staining occurs spottily on lower areas of some elevations, and around areas of leaking gutters and removed downspouts (photo 13). Iron staining is visible below metal fan housings and below an iron, second floor landing on the south elevation. Vine cover clings to areas of pebble dash on the east, south and west facades, and could contribute to deterioration of stucco surfaces (photo 14).

The brick base, quoins, voussoirs and upper wall coursing exhibit carbon soot staining as does the

pebble dash, with the greatest concentration occurring immediately below the eaves. Green biological staining is noticeable on the lower brick courses of the base on the west elevation and is concentrated on protected surfaces of the north wall face of the covered ways. Cracking of the base occurs on the north end of the east elevation, with vertical cracking and displacement of brick running parallel with the north jamb of the steel double doors on the west elevation (photos 15 and 16). A number of small rectangular openings resulting from removed bricks, pierce the south elevation base (photos 17 and 18). Vines cling to the face bricks of the main powerhouse chimney above the roof level, and also to the face bricks of the east elevation chimney. Mortar exhibits random areas of separation and loss.

Stone window sills exhibit general surface weathering with those of the north elevation having been overpainted. The sills of some infilled windows remain, with others having been removed.

Painted, wood, window sash and door frames suffer from general weathering with crazing and flaking loss of the painted surface resulting in exposure and deterioration of the wood subsurface. Window and door glazing exhibit extensive breakage, loss and stucco covered brick infill (photo 19), with the alteration of some window openings to serve as doorways.

Metal surfaces exhibit general pitting and rusting causing iron staining of some areas of the facade. Most downspouts have been removed (photo 20), and gutters and copper roof ventilators suffer from perforation of surfaces.

The roof of the building was not fully examined. Random areas of dislodged and missing tile are evident on the east elevation. Wood eave soffits exhibit general weathering with some deterioration and areas of wood rot.

Powerhouse and Laundry Building



The relative structural and exterior/interior finish conditions for the buildings of Units 2, 3, and 4 have been depicted on plans of the various building complexes, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope of this report. See exhibits 5, 6, 7 and 8 of that section.

### c. Interior

#### i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the powerhouse and laundry building was not surveyed in close detail and drawings at 1/8" scale showing its "as found" interior condition was not prepared. In substitution for "as found" drawings, archival drawings of the interior of the powerhouse and laundry building have been reproduced, to depict plans, sections and relevant details for purposes of illustration in this report. See exhibits 8 through 11. Original 1906 first and second floor plans have been graphically enhanced and coded with a numbering system which will be referred to in following sections of the text.

#### ii. Description

The two-story powerhouse and laundry building was built to serve several purposes. According to original 1906 plans, the north side of the building consisted of a two-story boiler house with boiler, pump and coal rooms. The south side contained a sterilizing room, a clean room, two laundry rooms, a storage room for disinfected clothing, a pantry, a dining room, and a kitchen and pantry on the first floor, and dormitory rooms on the second.

Separating the boiler house from the laundry on the first floor was an east/west corridor which

terminated at the west end with three doors, one leading to a hallway and two tank rooms, another to a toilet room, and a third to a stairhall. This corridor connected at the east end with the series of covered ways linking the buildings of Island 3. According to Harlan Unrau's Historic Structure Report, however, the two rooms laid out for sterilizing and cleaning were never built; instead they were replaced by a single engine room. Also, the partition between the two tank rooms was omitted.¹⁸

Original plans describe the second floor over the laundry as being divided into two separate dormitory wings, one for men and the other for women. Each wing was bisected by a double-loaded corridor which in the women's wing ran east/west and in the men's wing ran north/south. The women's wing contained thirteen single-bay dormitory rooms while the men's wing contained ten. Each wing had a bathroom, toilet room, linen closet, and stairhall abutting a closet.

### iii. History

#### 1. Historic Room Use

The powerhouse and laundry building was designed to provide heat and laundry facilities for the contagious disease wards as well as sleeping rooms, dining and kitchen facilities for non-medical employees of the hospital. The building's kitchen was also to serve the isolation wards.¹⁹

1906 floor plans show the first floor utilized as a boiler room in room 114, pump room in room 113, coal room in room 112, tank rooms in rooms 110 and 109,

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¹⁸ Unrau, Historic Structure Report, 522.

¹⁹ Ibid., 511.

sterilizing room in room 108, clean room in room 107, laundry rooms in rooms 106 and 105, storage room for disinfected clothing in room 104, dining room in room 101 and kitchen in room 102.

The first floor, however, was not built as designed. In May 1907, a single engine room took the place of the two planned sterilizing and clean rooms, rooms 108 and 107, and the tank rooms, room 109 and 110 were constructed as a single room.

The second floor was divided into separate men's and women's quarters with ten rooms 215, 216, 218, 219, 220, 221, 222, 223, 224 and 225 serving as male dormitory spaces and rooms 217 and 217A utilized as a men's toilet and bath. The women's quarters had thirteen rooms, 201, 202, 203, 204, 205, 206, 208, 209, 210, 211, 212, 213 and 214 utilized as female dormitory spaces with room 207, 207A and 207B utilized as a women's toilet and bath area.

In 1924, the utilization of some spaces on the first floor changed, and a drawing for the installation of a disinfector (exhibit 12) depicts the tank rooms, 109/110, designated as a single pump room, and the original storage room for disinfected clothing, room 104, designated as two rooms, room A and room B with room B being the site for the new disinfector.²⁰ The same year, a new laundry facility was installed in the Island 2 hospital outbuilding, taking over the work formerly done in the older, now outmoded powerhouse laundry facility. The laundry rooms, rooms 104 and 105, and disinfecting rooms in room 105, were used as an area where all materials from the contagious disease wards were put

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²⁰ Archival Drawing, Plan of Disinfecting Plant Showing General Arrangement of Piping, November 29, 1924, Park Service Number 43.919, Original Number D987-2.

through a steam pressure sterilizer prior to going to the laundry in the outbuilding.²¹ Large items of bedding such as the mattresses and pillows were also disinfected in this area.²²

A 1928 drawing for the installation of flyscreens shows room A and room B being utilized as disinfecting rooms. The second floor of the powerhouse and laundry building appears to be unchanged.²³ A 1932 drawing for the replacement of plumbing fixtures and fittings designates the men's quarters as housing for male nurses and the women's quarters as maids' quarters.²⁴

Albin Maskelony, an employee of the U.S. Immigration Service on Ellis Island from 1934-37, verified on annotated drawings the use, during his tenure, of the 1908 east wing women's quarters as maids' quarters. Maskelony also diagramed the existence of "mortuary bins" in the northeast corner of the boiler room which could suggest the location of an improvised mortuary during the years following the 1928 conversion of the mortuary building into housing for small laboratory animals.²⁵

In April of 1936, plans were drawn up for a mortuary and autopsy room to be installed in the engine

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²¹ Unrau, Historic Resource Study, Volume II, 641-642.

²² Interview with Albin Maskelony, by the National Park Service, Ellis Island, May 1986, annotated archival drawing.

²³ Archival Drawing, Floor Plan, Fly Screen Contract, Island No. 3, May 4, 1928, Park Service Number 93.920:1, Original Number El008-1.

²⁴ Archival Drawing, Replacements, Plumbing Fixtures and Fittings, Island No. 3, April 21, 1932, Park Service Number 43.926:1, Original Number El233.

²⁵ Interview with Albin Maskelony.



room of the powerhouse (exhibit 13). The new room as constructed had a refrigerator in which eight bodies could be stored and an autopsy table area located at the foot of a raised observation platform. The room as built, differed from the plan in interior arrangement and finish, however, the intended use of the space as an autopsy room, theatre and morgue remained unchanged.

In 1952, drawings refer to the powerhouse and laundry building merely as "powerhouse," possibly indicating its primary usage.

A summary of the historic use of each building of Units 2, 3, and 4 has been depicted on a site plan, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope, of this report. See exhibits 9 and 10 of that section.

## 2. Historic Room Finishes

The typical finishes of the powerhouse and laundry building have been compiled from archival documents and prior Historic Structure Reports.

According to original 1906 drawings (exhibits 1 and 2), on the first level which housed mechanical facilities such as a boiler room and laundry, floors were to be of cement.²⁶ Walls in the storage room for disinfected clothing, room 104; the two laundry rooms, rooms 105 and 106; the sterilizing room and clean room, rooms 107 and 108; the two tank

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²⁶ Archival Drawings, Powerhouse and Laundry, First Floor Plan, Treasury Department, August 18, 1906, Park Service Number 43.902E:1, Original Number 401; Second Floor over Laundry, Treasury Department, August 18, 1906, Park Service Number 43.902E:2, Original Number 402; Powerhouse and Laundry, Section CC, Treasury Department, August 18, 1906, Park Service Number 43.902E:9, Original Number 409.

rooms, rooms 109 and 110; hallway H102; the pump room, room 113; and the boiler room, room 114, were to be of exposed brick. The walls of the coal room, room 112 were to be of reinforced concrete, while the walls of the dining room, room 101; the kitchen, room 102; the stairhalls, rooms S01 and S02 and the pantry room 103, were to be finished with plaster. The toilet room, room 111, was to have a cement wainscot below a plaster wall. The toilet stall was to be of slate with a four panel wood door. The ceiling of the powerhouse was faced with plaster and had an exposed steel truss.

Doors in the building were to be five panel wood, except for the boiler room, in which two pairs of steel double doors faced each other on east and west walls, one exiting to the outside, the other to the boiler room. A steel track was to be bedded in the concrete floor between these doors. Two 8' high, arched openings pierced the wall between the clean room, room 107, and the sterilizing room, room 108.

A sink with a draining board on each side, was located in the kitchen, room 102. Cesspools were to be located in the tank rooms, rooms 109 and 110, and the eastern laundry room, room 106.

Two concrete, cement finished staircases with iron balustrades led to the second level where floors were wood with a coved wood base, and walls and ceilings were plaster without trim. According to the Ehrenkrantz field report done in 1978, however, dormitory rooms and hallways on the second floor were observed to have had oak trim and picture molding, and some floors of both the first and second levels were covered with linoleum.²⁷

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²⁷ Prepared for the National Park Service by Building Conservation Technology/The Ehrenkrantz Group, Historic Structures Report, December 1978, 200, 201.

Second floor bathrooms and toilets had cement floors and 6' cement wainscots. Each bathroom and toilet area contained a separate enclosed space for a single tub, and a room with two toilet stalls with marble partitions, two lavatory sinks and a slop sink.

Over the years of its use, documented changes to the powerhouse included the installation in 1924 of a new disinfecter in the disinfecting room, room 104, which caused a wall to be built dividing the space in two (see exhibit 12).

In 1932, a contract was let for the revamping of the electrical system on Island 3, including the installation of new ceiling and sidewall fixtures. Although documentation for the location of these fixtures within the powerhouse and laundry building are unavailable, new fixtures can be presumed to have been installed there.²⁸

In May of 1932, a contract was let to paint the interiors of all of the buildings on Island 3. The work included plaster patching and painting of wood, iron and plaster surfaces throughout the buildings. The general color scheme, with some exceptions, was light cream for ceilings, light ivory for upper walls, ivory or buff for wainscots, and black or brownish black for bases.²⁹

In 1936, the engine room, room 107/108, was converted to a mortuary and autopsy room. According to plans, this new room was entered by a ramp with a

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²⁸ Unrau, Historic Structure Report, 557.

²⁹ Ibid.

pipe rail and had an autopsy table surrounded in part by a semi-circular observation platform. The room was finished with plaster walls above a 6'-6" tile wainscot with cove base. The observation platforms also were to have 2" brass rails and were to be tiled with 4" light buff natural clay tiles. The room also had an eight-door refrigerator with storage capacity for eight cadavers. Plans indicate that four metal grilles were located in the wall above the refrigerator where the machinery was located. Specifications describe mortuary racks as each consisting of a tray supported by ball bearing rollers mounted in a removable telescoping carriage which operated on ball bearing wheels in a special galvanized steel channel bed. Racks were to be 7'-1" long by 2'-0" wide overall with rear angle supporting the rack capable of 1" extension.³⁰

The hospital complexes on Islands 2 and 3 were closed in 1951. While the buildings of Island 2 were temporarily taken over by the Coast Guard at that time, the buildings of Island 3 were apparently left vacant and allowed to deteriorate.

#### iv. Existing conditions

Due to potential asbestos hazard to the BBB/NFA team, a complete "Existing Conditions Survey" of the interior spaces of the powerhouse and laundry building was not conducted, and a room-by-room analysis of all visually accessible finishes, decorative trim, doors, lighting, plumbing, heating and ventilation equipment was not prepared. In substitution for an interior survey, a revised form was developed which treated the

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³⁰ Specification for Miscellaneous Alterations, Etc., to The United States Immigration Station, Marine Hospital At Ellis Island, New York Harbor, August 11, 1936, (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898-1955), 10-1 through 10-11, 24-150 through 24-157.



survey on a building-by-building basis rather than room-by-room. The completed form offers a descriptive summary of the interior spaces and finishes of each building not surveyed. Information to complete the form for the powerhouse and laundry building was based upon existing archival documents, prior historic structure reports compiled by Harlan D. Unrau and The Ehrenkrantz Group, and prior field observations of this and similarly constructed and sited buildings on the island. One summary form was completed for the powerhouse and laundry building. See section III, appendix A.

The interior of the powerhouse and laundry building is expected to be in fair to poor condition due to its siting in an exposed southwesterly section of the island, with areas having the greatest contact with water infiltration resulting from broken window, open doors, leaking roofs and clogged gutters, exhibiting the greatest deterioration.

Concrete floors of the building are expected to be in good condition. Wood floors of interior rooms could also be expected to be in sound condition with deterioration limited to surface weathering and loss of varnished finish.

Areas of greater damage occur where water intrusion resulting from failure of the flashing, as noted by the 1978 Ehrenkrantz field team, have rotted floors in the area of the east chimney.³¹ In 1985 BBB/NFA field work, linoleum flooring was observed to be in a destroyed condition.

Exposed brick and concrete wall surfaces are expected to be in good condition.

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³¹ Ehrenkrantz, 299.

Plaster wall and ceiling surfaces are expected to be in fair condition with areas affected by water infiltration observed by The Ehrenkrantz team to be in poor condition. These were the first and second floor areas adjacent to the east chimney, and the interior plaster finish of the south section of the building's north elevation wall adjacent to the east/west corridor, the roof of which was observed to be a source of intrusion from standing water.³² These findings were verified by the BBB/NFA survey team. Some spalling and detachment from underlying brick wall surfaces and exposure of 50 percent of ceiling structural tile was noted in the southeast former kitchen, room 102, during 1985 field work. Severe water damage to floor, walls and ceiling of the southeasterly second floor room, room 204, was also observed.

Painted finish overlying all plaster surfaces are expected to exhibit layers of overpainting and general cracking, flaking and loss of painted finish. During 1985 field work, a painted brown approximate 1-5/8" dado, above a gold-tan wainscot, flaking to reveal a brighter gold undercoat, and painted brown base was observed.

Wood surfaces exposed to the weather would display loss of surface finish and possible damage. Wood sash of the powerhouse and laundry building was noted by The Ehrenkrantz team to suffer the greatest deterioration of all Island 3 structures with the sash of the first floor exhibiting splitting, warping and rot.³³ Varnished wood doors, similar to doors found in the administration building and kitchen, were noted in the second floor original women's dormitory.

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32 Ibid.

33 Ibid.

As original lighting on the hospital island was replaced in 1923 and 1934, no 1908 fixtures would remain. Oval sconces, dating to the 1934 replacement period were observed in first floor rooms by the BBB/NFA team; that the remaining lighting within the building would date to these later periods would be expected.

#### d. Architectural Significance

Due to a potential asbestos hazard to the BBB/NFA survey team, an "Existing Condition Survey" of the interior spaces of the powerhouse and laundry building was not conducted, and the individual rooms of this building were not evaluated for architectural significance.

The powerhouse and laundry building can be viewed as having architectural significance as an individual structure as well as contributing to the architectural integrity of the Island 3 hospital complex as a whole. The following statement of architectural significance treats the powerhouse and laundry building as an individual structure.

The powerhouse and laundry building is the only structure in the Island 3 complex designed to function as a powerhouse. Housing massive, power generating equipment and laundry facilities in the vast, steel trussed interior of its north section, and a 1936 stepped autopsy theater in its southern section, the powerhouse and laundry building is one of the most unique and significant building types within Units 2, 3, and 4.

Sited at the extreme southwest corner of the island, its "L" configuration conforms to the shape of the island and initiates the easterly thrust of the contagious disease ward buildings as an integrated unit. With its large aggregate stucco finish and brick and limestone trim, the powerhouse and laundry building joins with the office building and mortuary to its north

to define the architectural style for the remaining Island 3 hospital complex buildings.

See section II, Physical History and Analysis Section, sub-section A-2.b, Statement of Significance, Units 2, 3, and 4: Architectural/Historical Significance, for a discussion of the buildings of the hospital complex as an integrated ensemble.

e. Structural System³⁴

i. Description and Existing Conditions

The powerhouse and laundry building is L-shaped in plan. The hip roof is framed with wood plank, wood rafters, structural steel beams and trusses supported by exterior and interior bearing walls. The attic is framed with one way reinforced concrete joists formed by structural clay tile spanning between steel beams which are supported by the truss bottom chords and the brick bearing walls. The first and second floors are framed with one way reinforced concrete joists and clay tile supported on brick bearing walls and concrete beams. The foundation is on piles.

A vertical crack occurs in the stucco and brick exterior face of the west wall adjacent to the steel doors located at the north end. The lintel over this door is corroded (photos 21 and 22). No other structural defects were found.

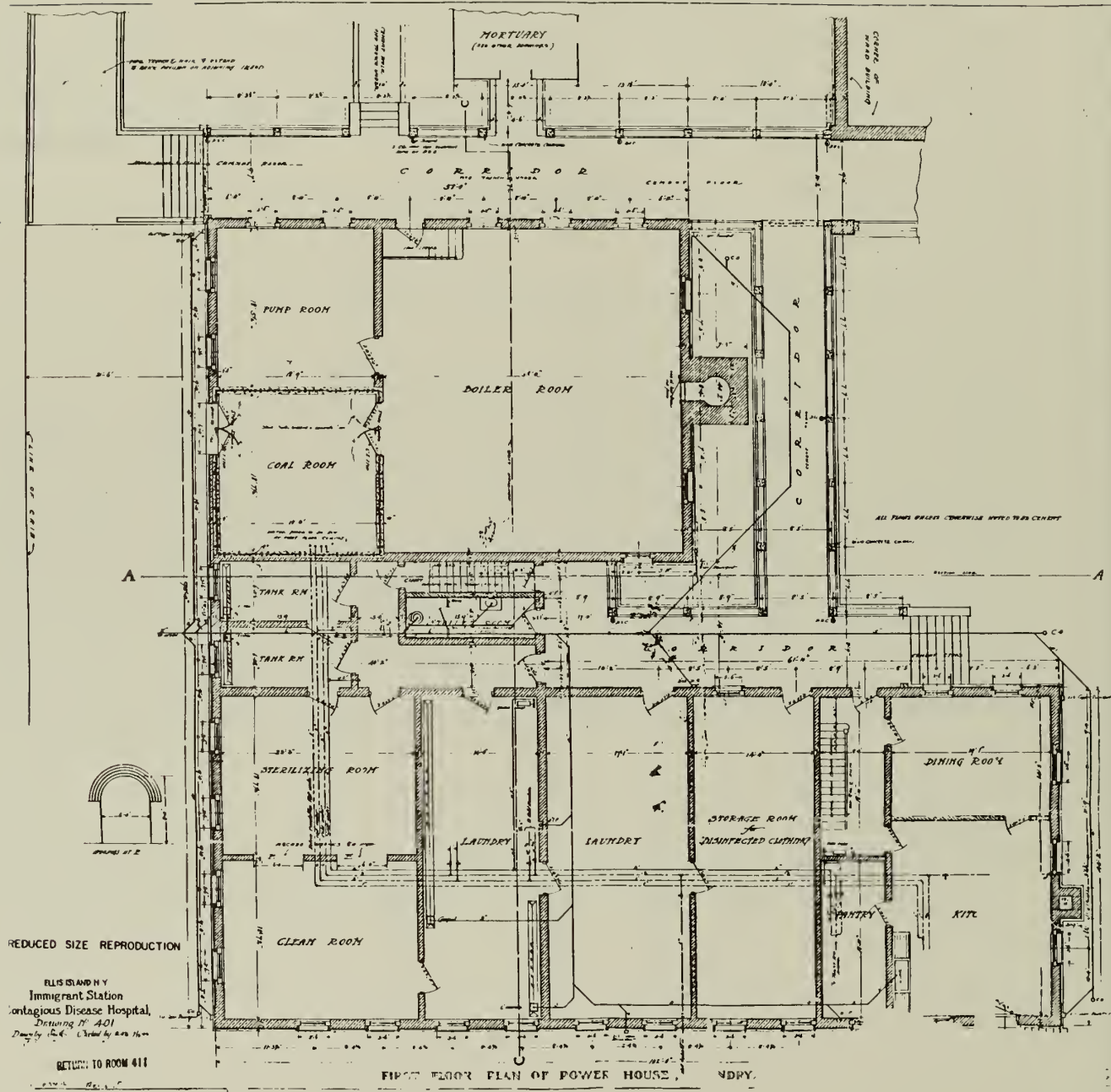
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³⁴ Based on Robert Silman Associates, P.C., "Ellis Island, Historic Structures Report, Units 2, 3 & 4, Structural Systems", May-June 1986.



## ii. Recommendations

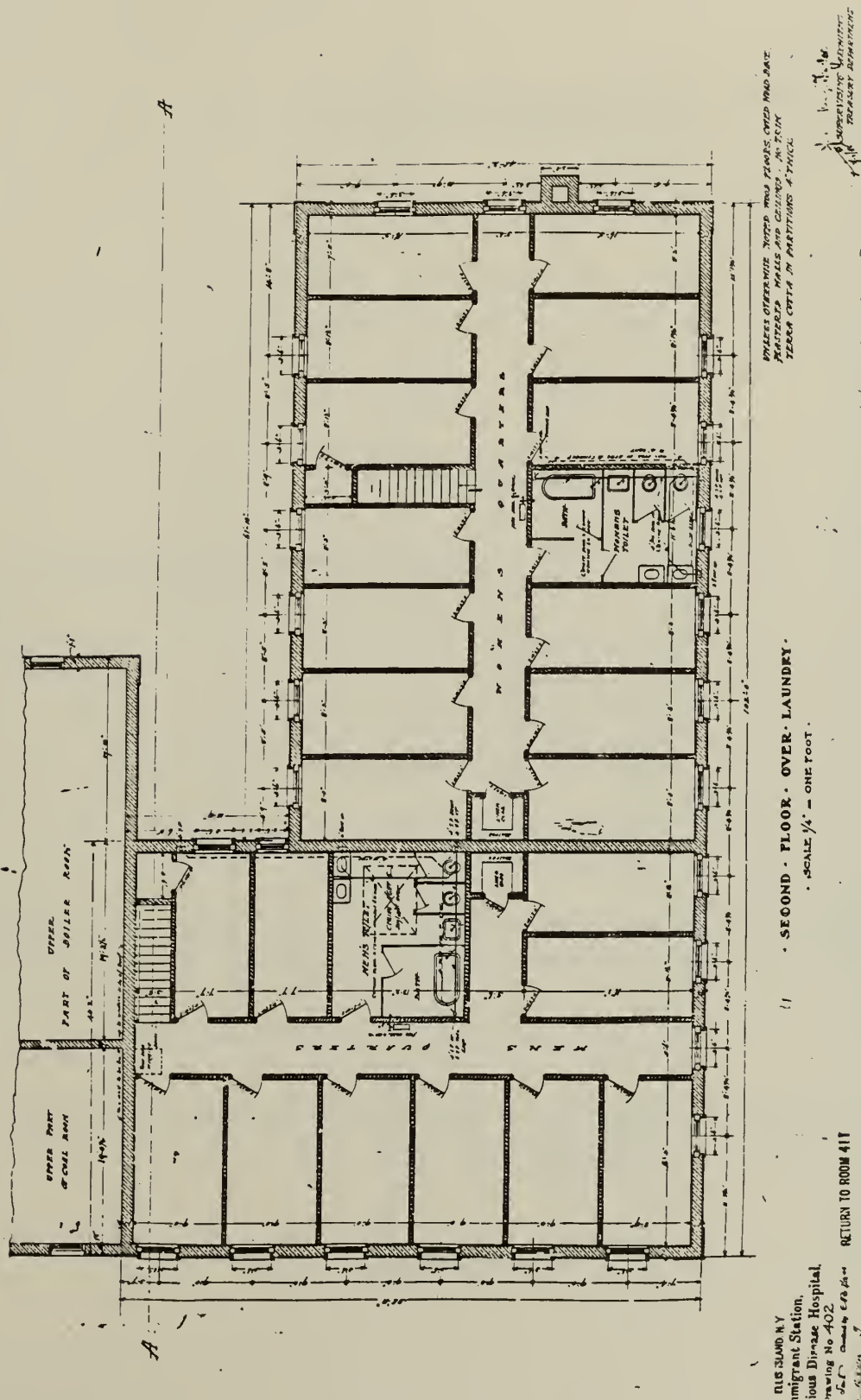
The vertical crack in the west wall seems to be the result of expansion and contraction of the long (103') east/west wing due to the building not being heated. This crack, which appears to be wide, should be routed out and a back-up rod and expansion joint sealant installed. The possibility of further cracking due to expansion and contraction should be eliminated once the building is heated.



First floor plan, powerhouse and laundry building, 7/16/06.

NPS Dwg. No. 356 | 43,902E / 1

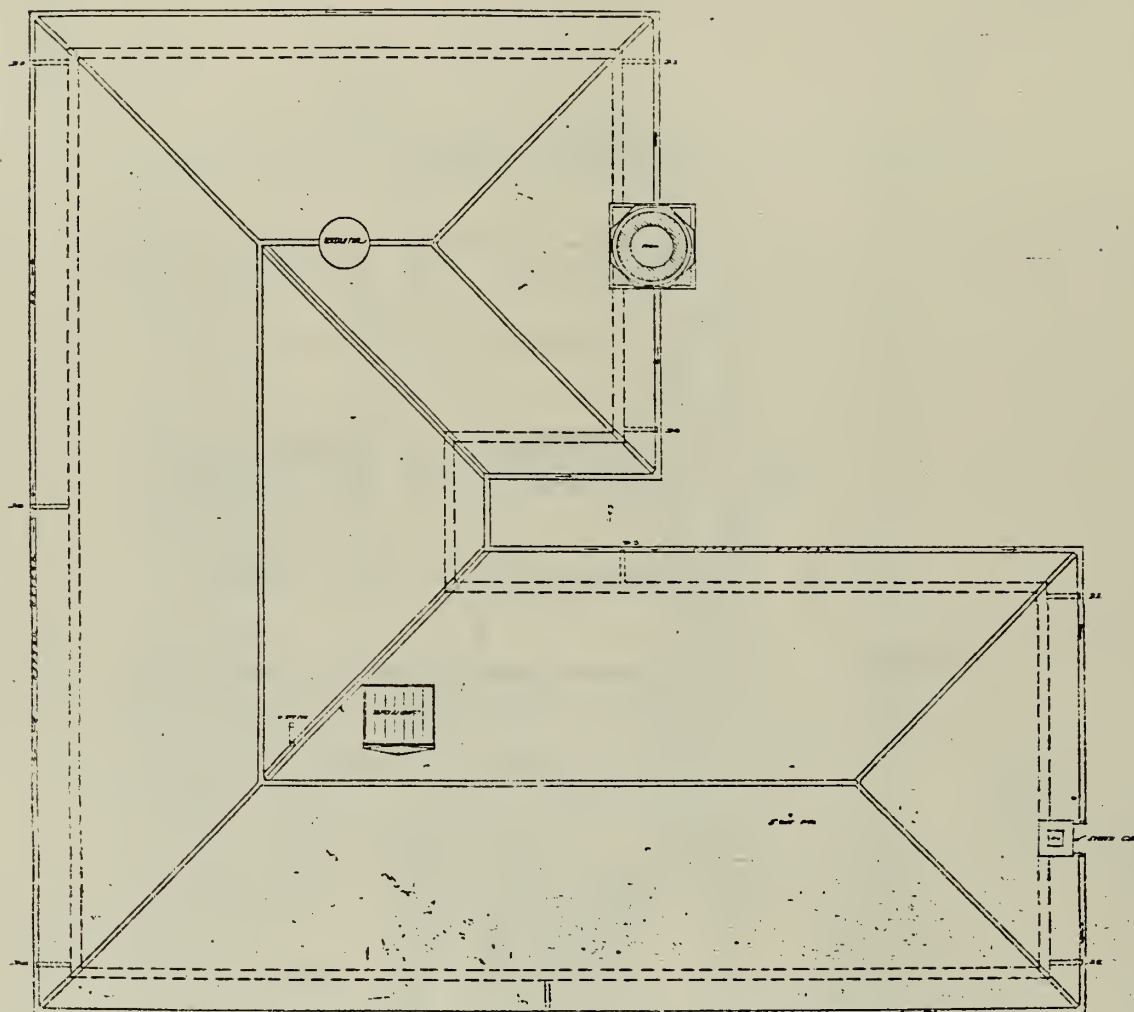
DSC | JUL 88



Second floor plan, powerhouse and laundry building, 7/16/06.

NPS Dwg. No. 356 43.902E / 2

DSC JUL 88



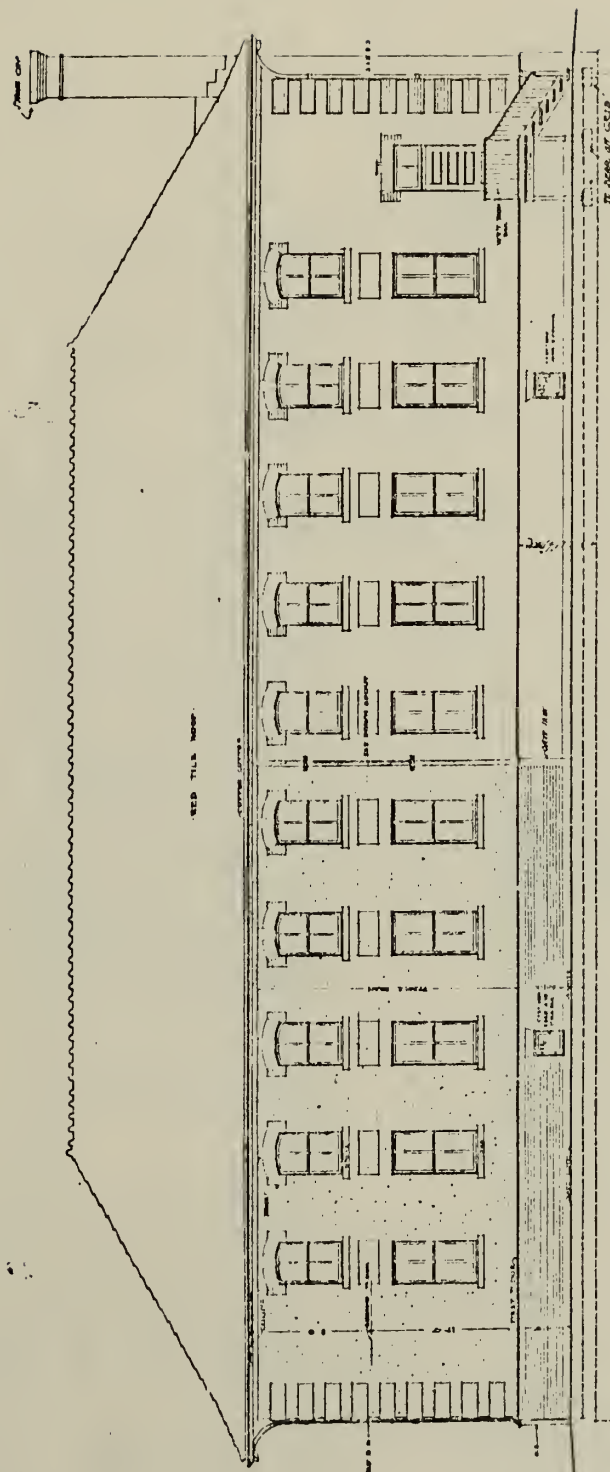
THIS DRAWING  
 IS A REPRODUCTION

ROOF PLAN OF POWER HOUSE, LAUNDRY, ETC.  
 SCALE 1/4" = 1'-0"

Roof plan, powerhouse and laundry building, 7/16/06.

NPS Dwg. No. 356 | 43,902E / 3  
 DSC | JUL 88



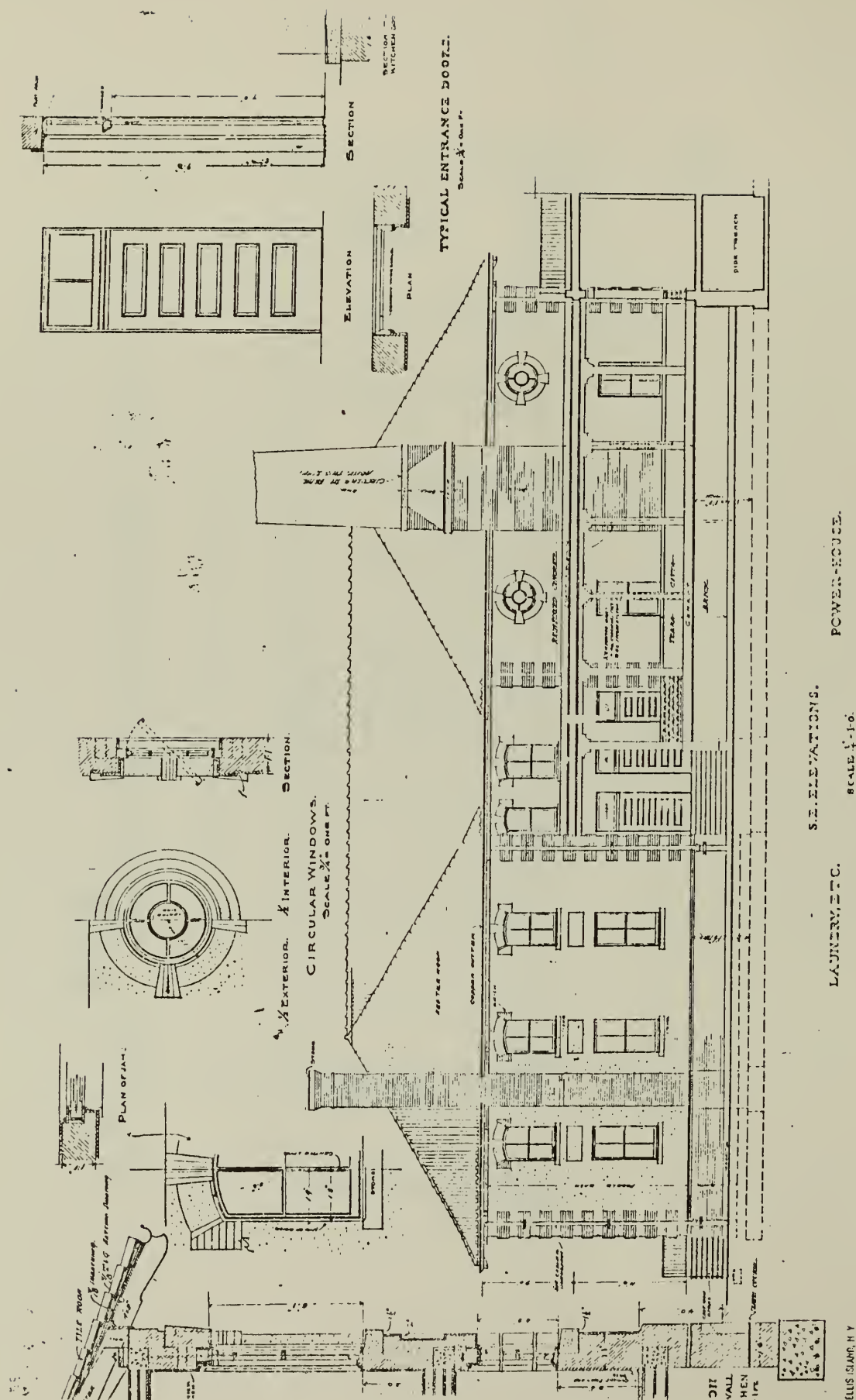


SW SIDE ELEVATION OF POWER HOUSE LAUNDRY ETC.

SCALE 1/4" = 1' 0"

South elevation, powerhouse and laundry building, 7/16/06.  
NPS Dwg. No. 356 / 43,902E / 4

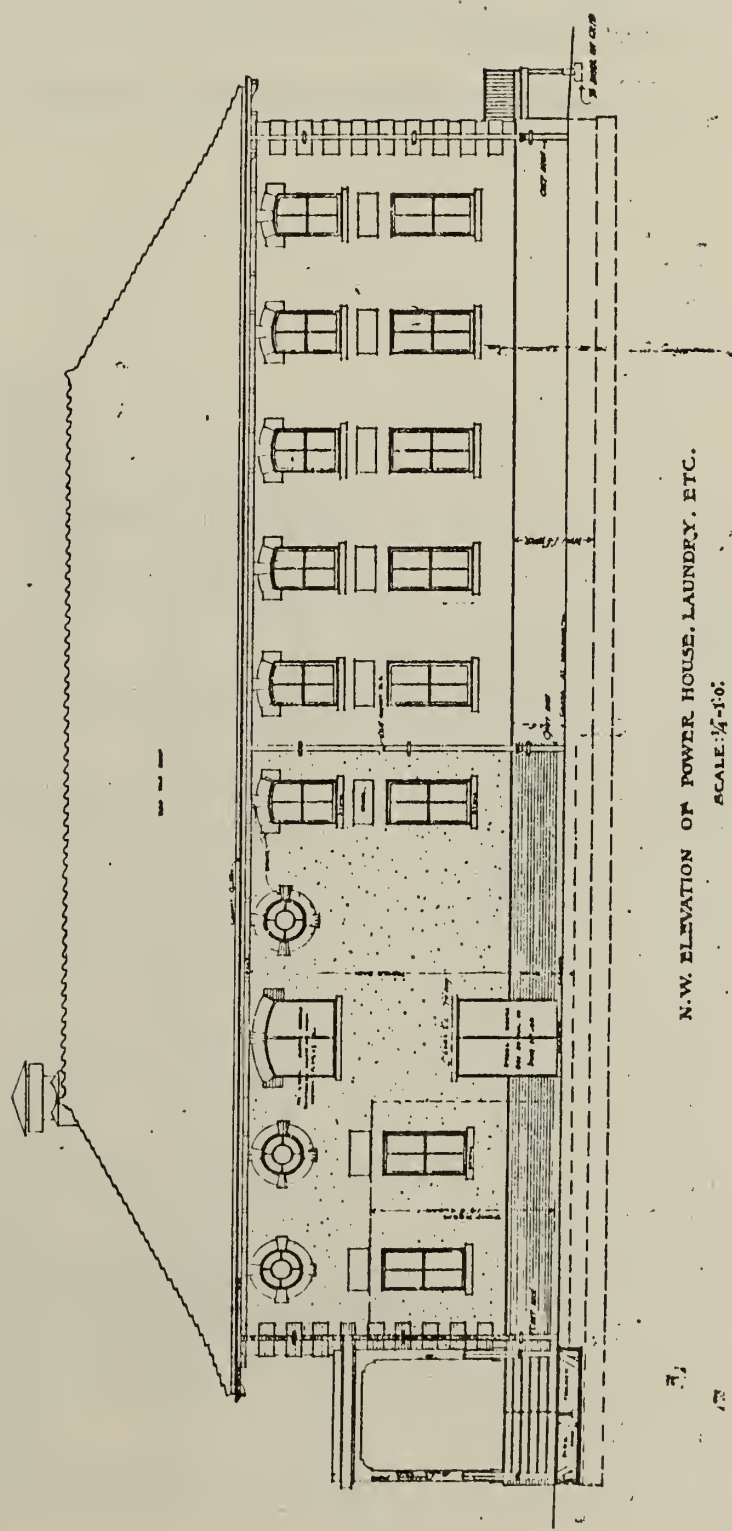
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East elevation, powerhouse and laundry building, 7/16/06.

NPS Dwg. No. 356 143,902E/5

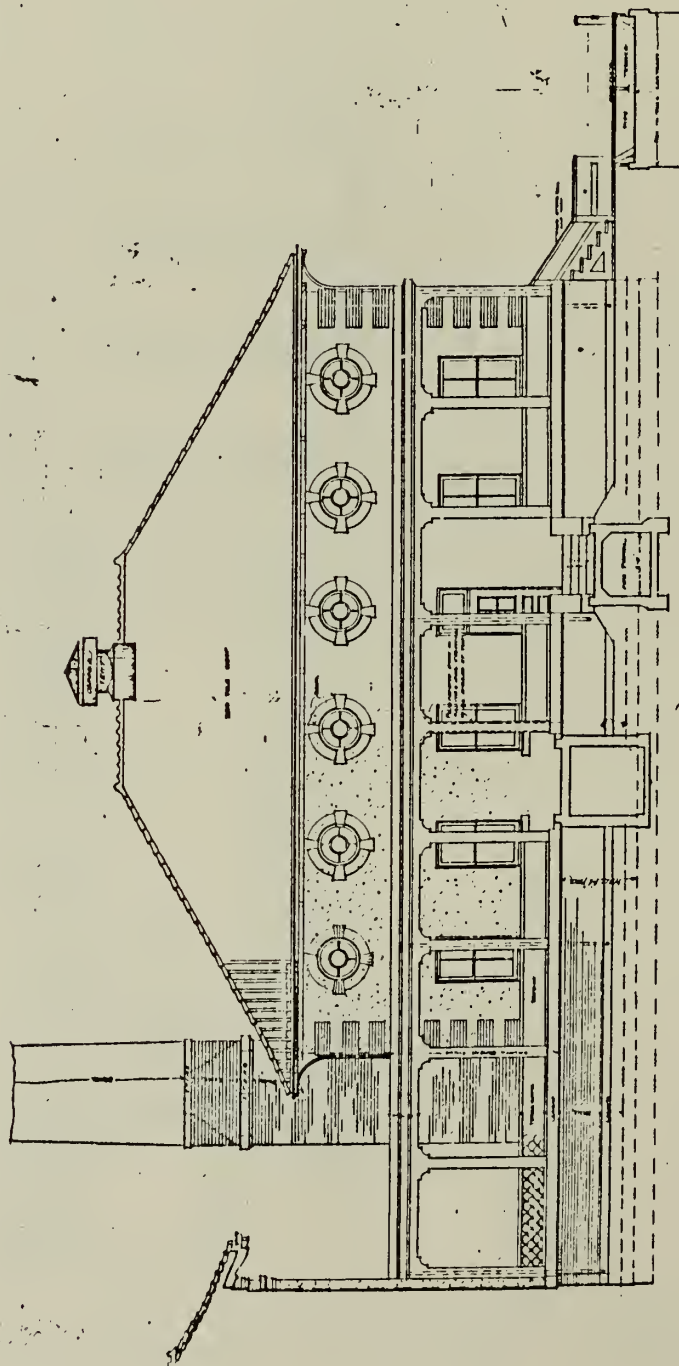
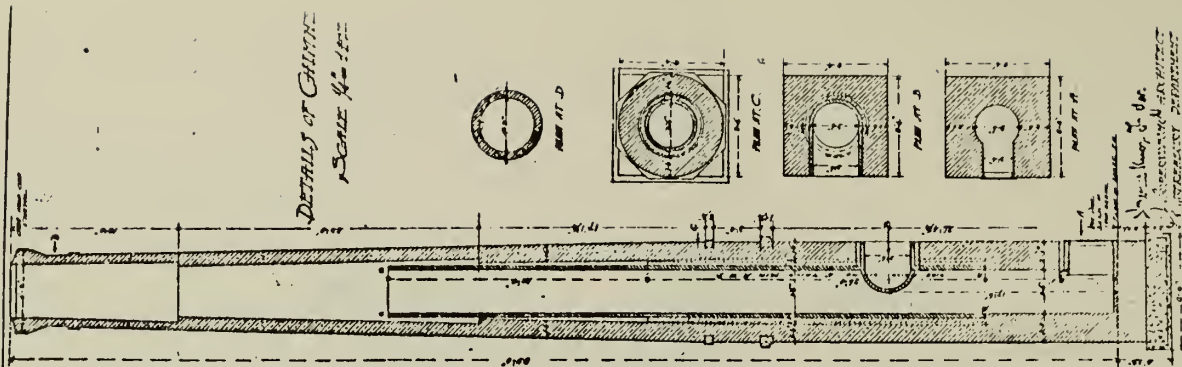
DSC JUL 88



N.W. ELEVATION OF POWER HOUSE, LAUNDRY, ETC.  
SCALE: 1/4" = 1'-0"

West elevation, powerhouse and laundry building, 7/16/06.

NPS Dwg. NO. 356 | 43.902E / 6  
DSC | JUL 88



• N.E. ELEVATION OF POWER HOUSE.  
SCALE 1/4" = 1 FOOT

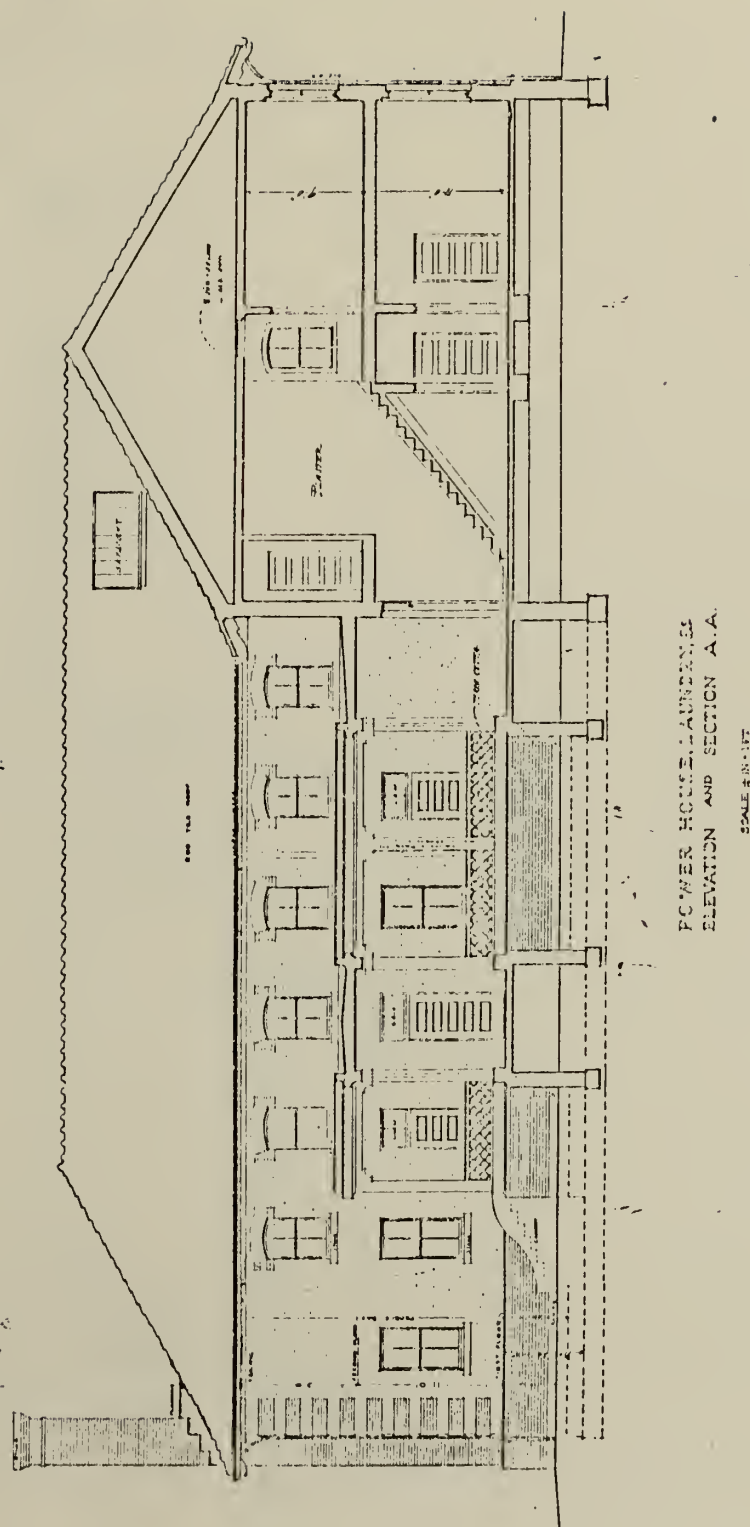
BUSLAND N.Y.  
Immigrant Station  
Contagious Disease Hospital  
Drawing No. 407  
Davis Feb. 1898

North elevation and detail, powerhouse and laundry building, 7/16/06.

NPS Dwg. No. 356 43.902E / 7

DSC JUL 88

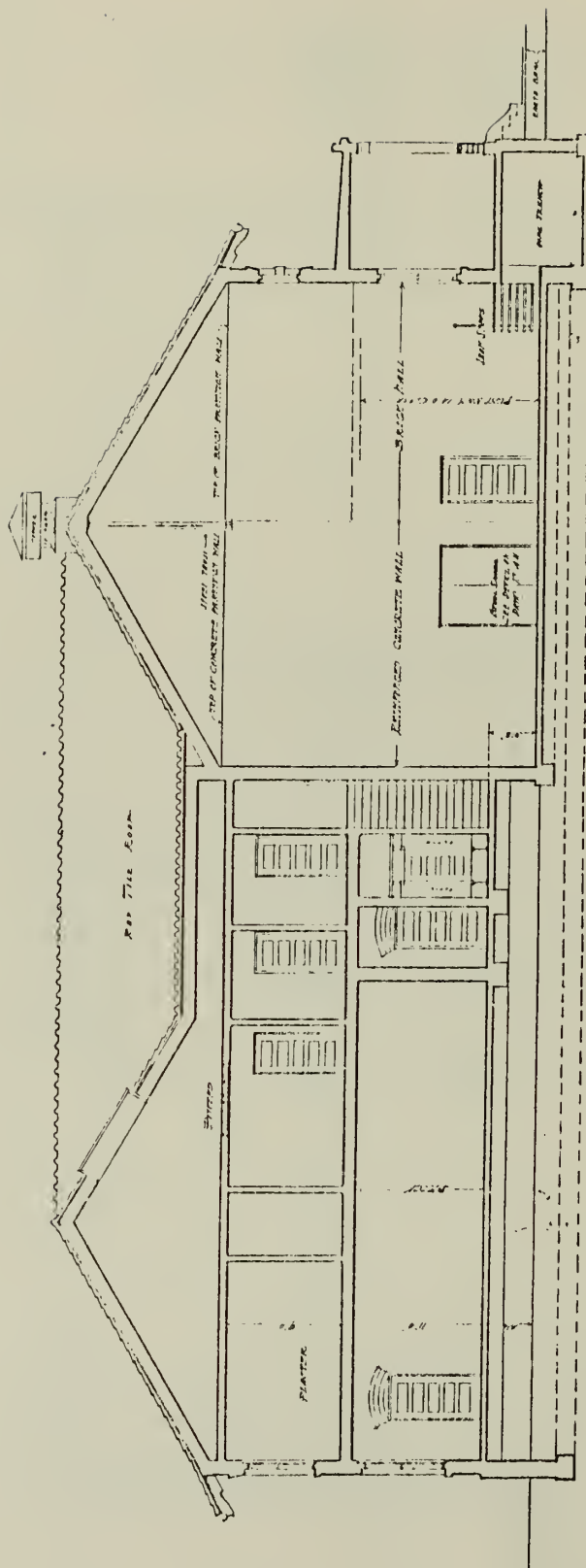




Elevation and section, powerhouse and laundry building,  
7/16/06. NPS Dwg. No.

356 43,902E / 8

DSC JUL 88



POWER HOUSE

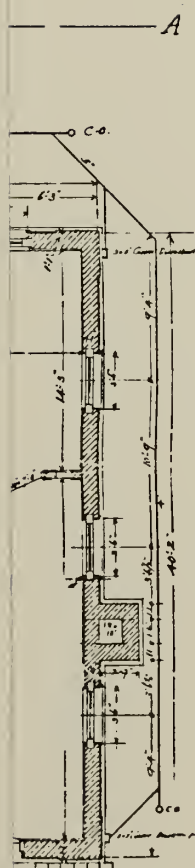
SECTION - C-C  
SCALE 1/4" = 1'-0"

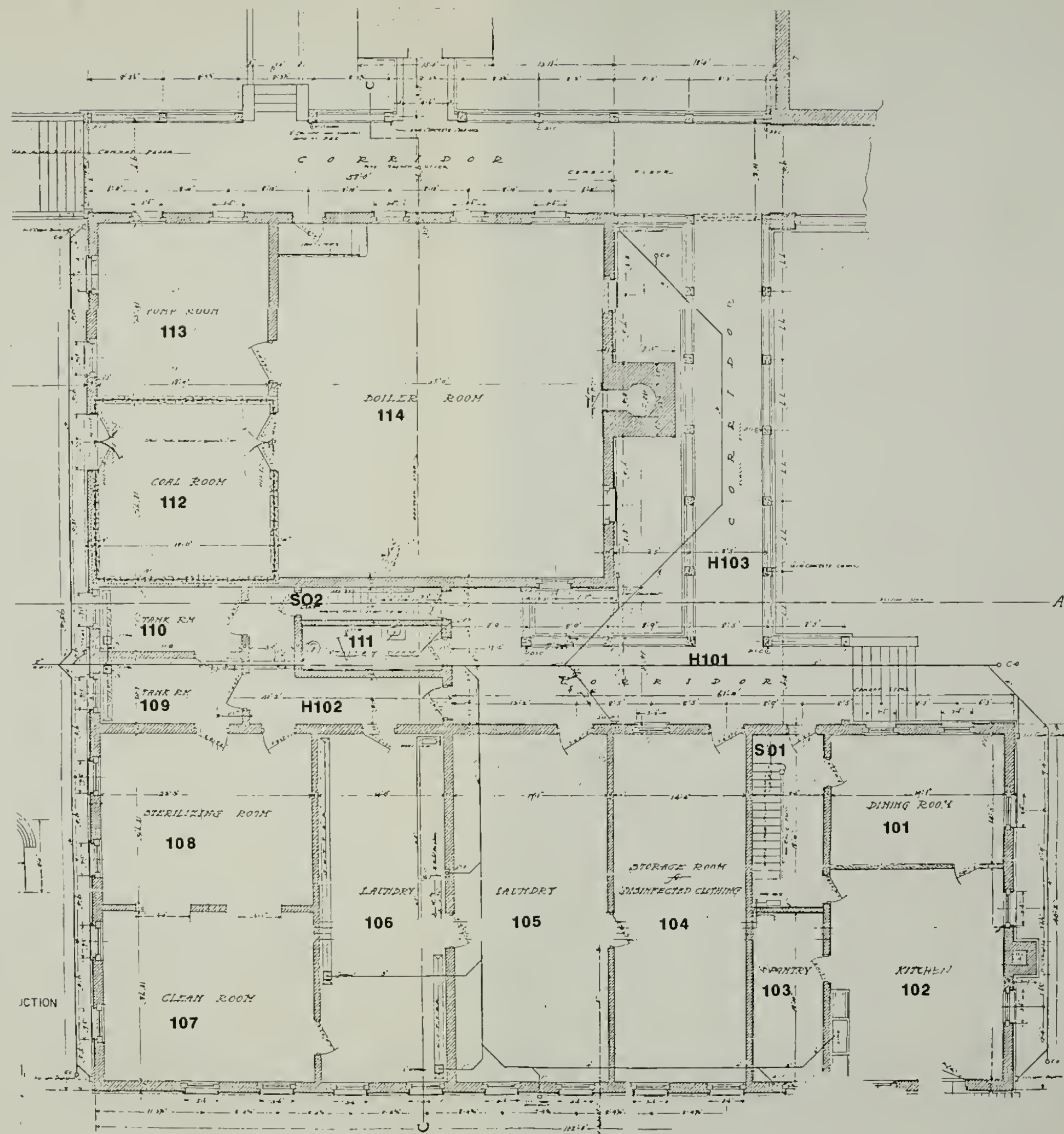
LAUNDRY

Section, powerhouse and laundry building, 7/16/06.

NPS Dwg. No. 356 43.902E/9

DSC JUL 88

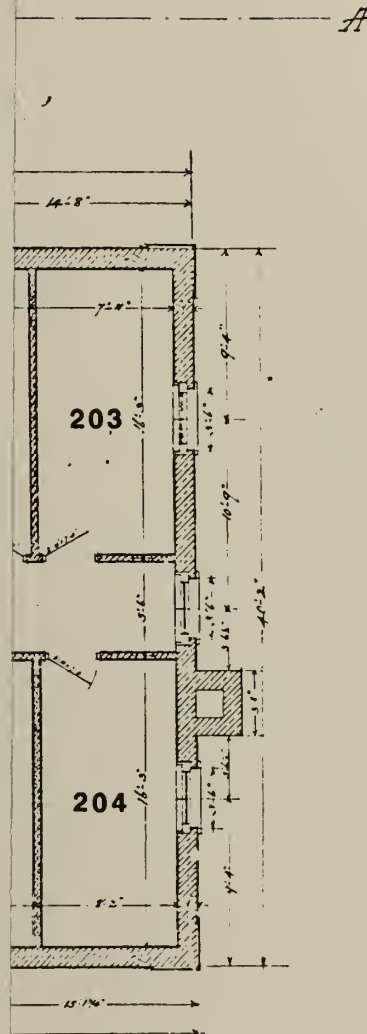




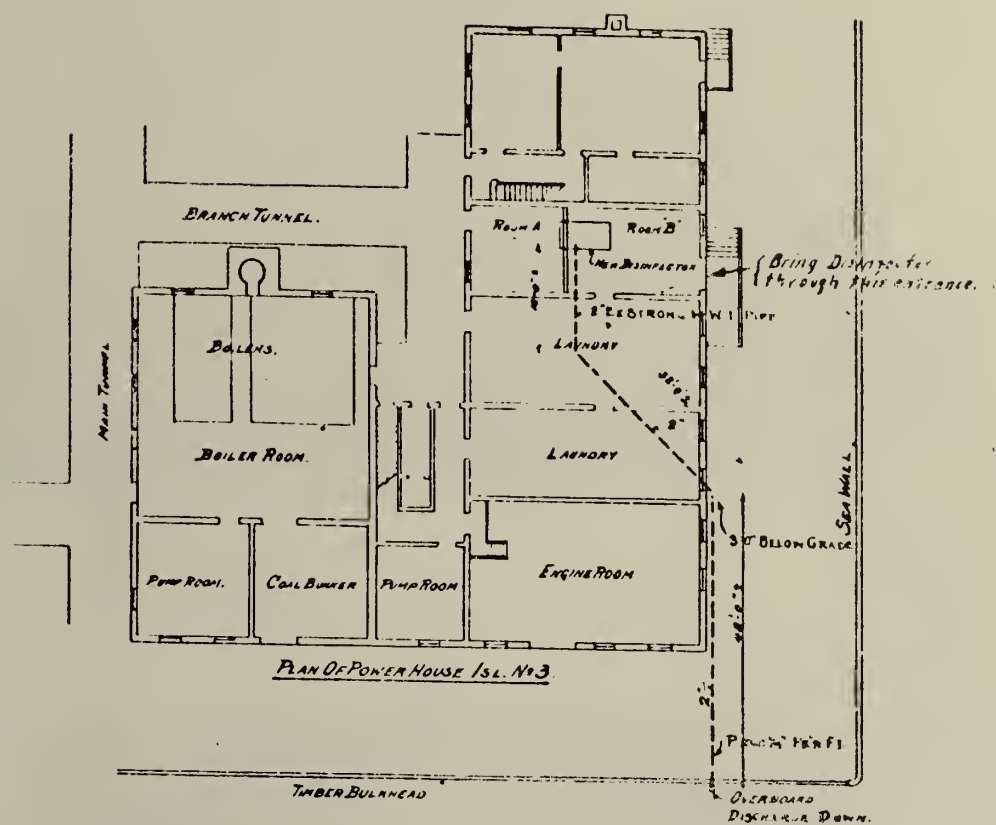
First floor plan, powerhouse and laundry building, coded and enhanced.

NPS Dwg. No. 356 | 43,902E / 1  
DSC | JUL 88



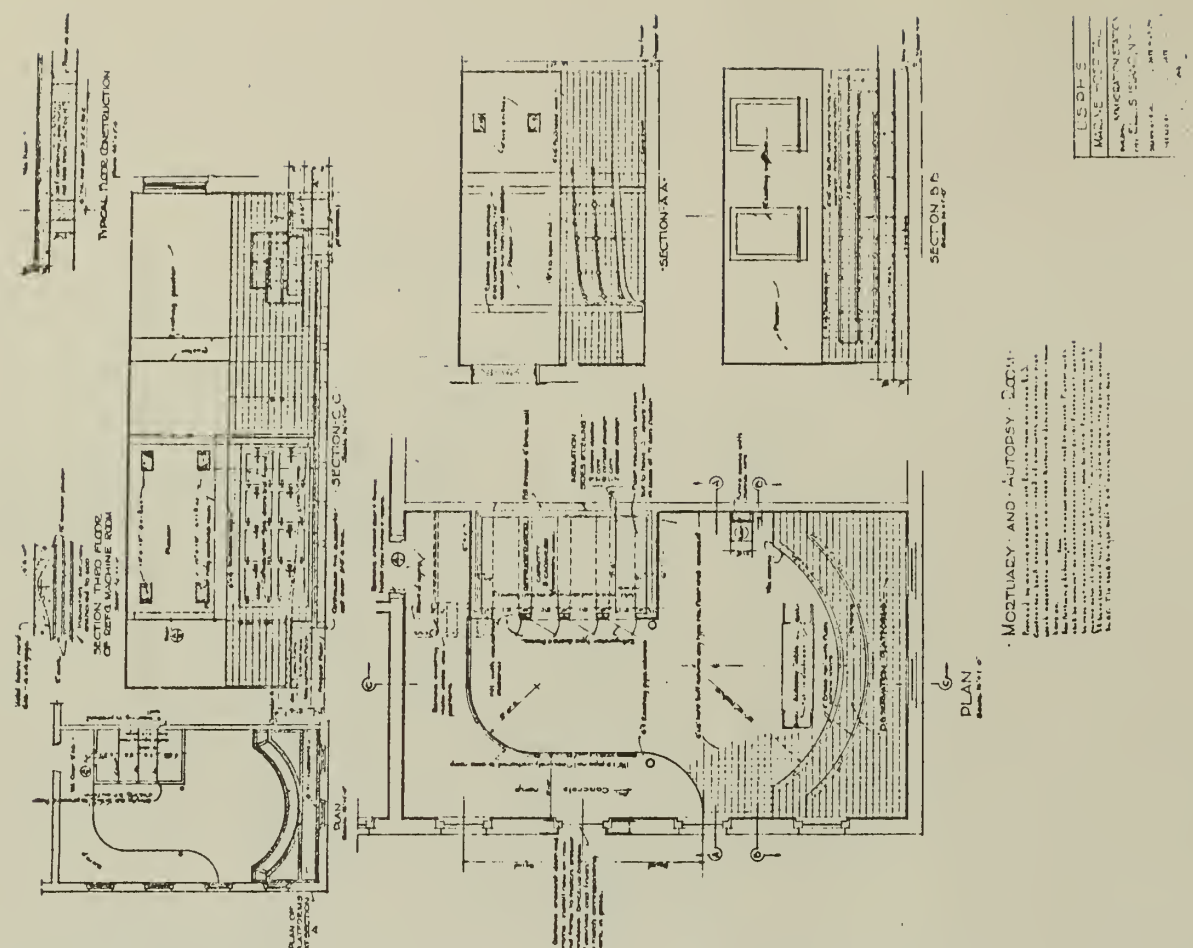
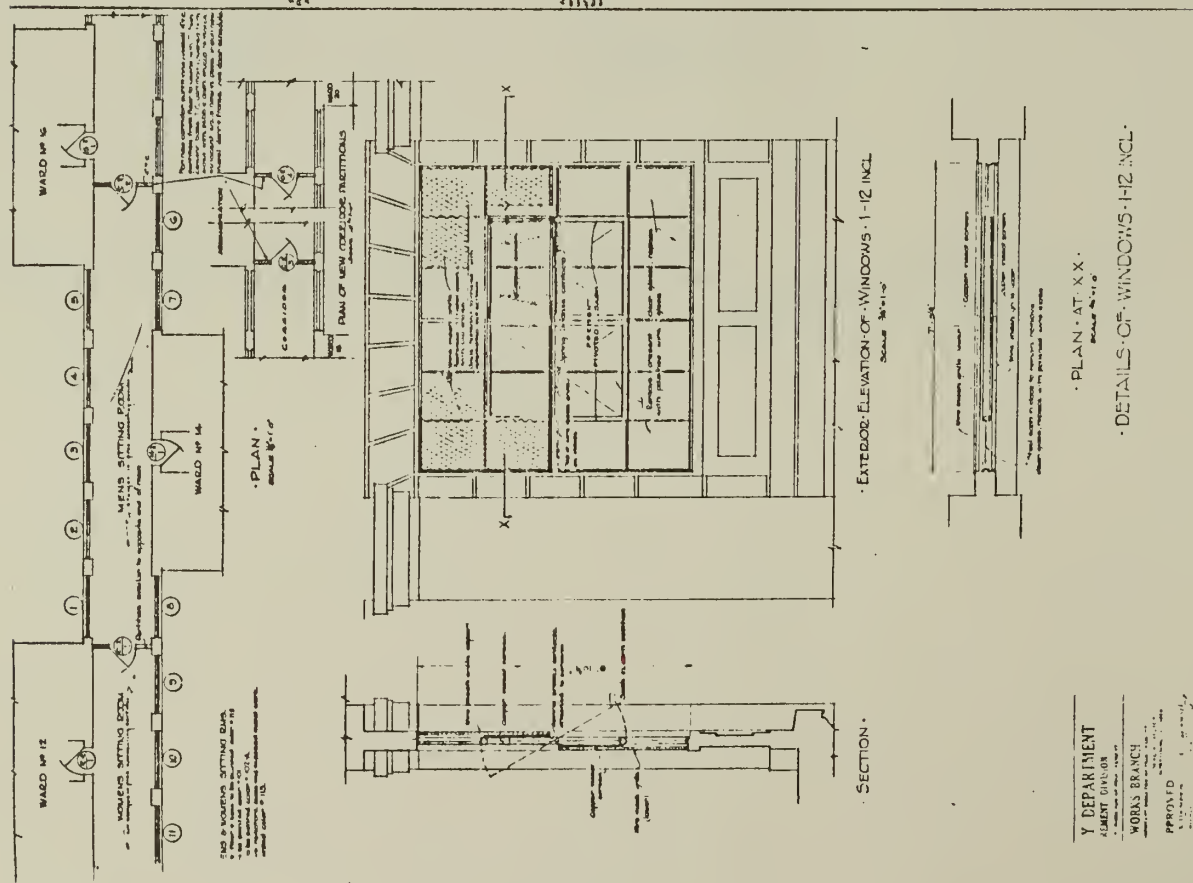






Plan, disinfector, powerhouse and laundry building, 11/24/24.

NPS Dwg. No. 356 | 43,919  
DSC | JUL 88



Plan, section and details, mortuary and autopsy room, powerhouse and laundry building, 4/24/36.

NPS Dwg. No. 356 43,953/11

DSC JUL 88





1. South elevation, view northeast.



2. Southwest corner of powerhouse, view northeast.



3. West elevation, view northeast.



4. Round window and steel doors to boiler room, west elevation.



5. Powerhouse chimney, view south from west side of measles ward G.



6. East elevation, view southwest.





7. North elevation, view southwest; link with covered way 9A.



8. Loss of pebble dash aggregate in areas surrounding double doors, south elevation.





9. Loss and cracking of pebble dash aggregate in area of removed downspout, west elevation.



10. Crack near second story steel doors, west elevation.



11. Carbon soot staining beneath lintel and sill; second story window, south elevation.



12. Tar-like sealant beneath window sill, east elevation.





13. Green biological staining, brick base, east elevation.



14. Vine cover, east end of south elevation.



15. Vertical crack, north of double steel doors, west elevation.



16. Upper portion of crack, west elevation.





17. Removed brick, base of south elevation,  
third bay from west end.



18. Removed brick, base of south elevation,  
fourth bay from west end.

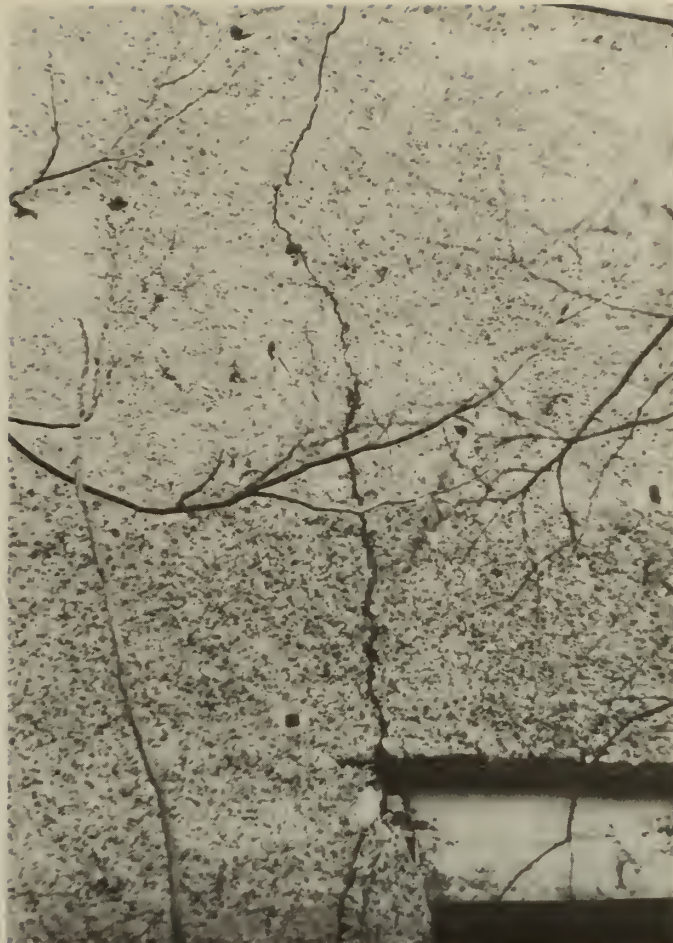


19. Variation in pebble dash aggregate, infilled window, south elevation.



20. Removed downspout, east elevation, north end.





21. Vertical crack near steel doors, north end of west elevation.

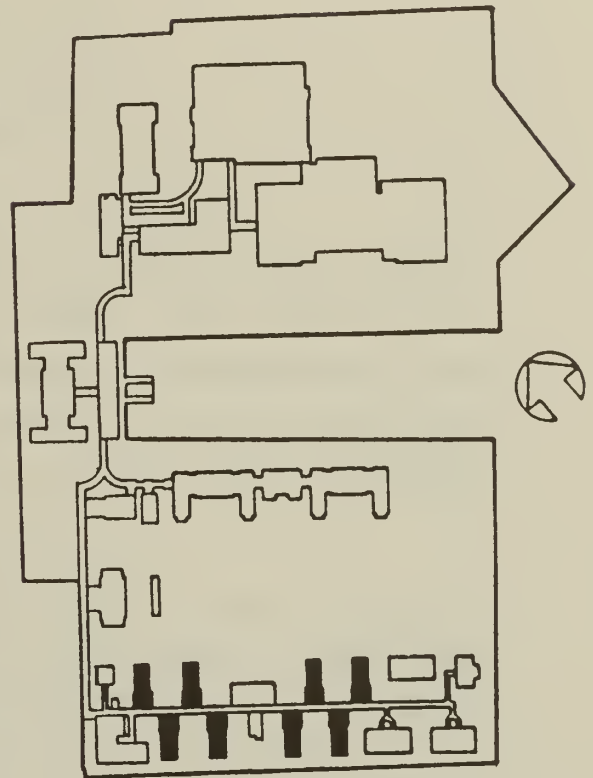


22. Vertical crack and corroded lintel above steel doors, west elevation.





## MEASLES WARD BUILDINGS



HISTORIC STRUCTURES REPORT UNITS 2, 3 & 4  
ELLIS ISLAND NATIONAL MONUMENT, NEW YORK/ NEW JERSEY

### 3. Measles Wards

- a. Construction History¹ (See Office Building and Mortuary, section a. Construction History, for a more detailed description of the development of Island 3.)

The measles wards were constructed in three stages during the years 1906 - 1909 and were opened for occupancy on June 20, 1911. The term "measles wards" was a misnomer in that the building provided facilities for people suffering from such contagious diseases as scarlet fever, diphtheria and whooping cough, as well as measles.

The contagious disease hospital of which these buildings were a major part, was constructed under a \$250,000 appropriation approved by the Sundry Civil Act on March 3, 1905 (exhibit 1 and photo 1). Plans for the buildings were prepared by the office of the Supervising Architect of the Treasury Department. A set of drawings for a typical measles ward are contained in exhibits 2 through 6.

In December of 1906, it was determined to construct only certain buildings of the proposed contagious disease hospital complex at a cost of \$201,590. Three measles wards, wards A, B and E, the powerhouse and laundry building, the administration building, kitchen and a number of interconnecting corridors were to be constructed immediately.

A contract was let to the Northeastern Construction Company of New York City to erect the aforementioned

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¹ Harlan D. Unrau, Historic Structure Report, Ellis Island, Historical Data (Denver Service Center: United States Department of the Interior, 1981), 510-532, passim.

buildings except for the heating, electric and elevator installation.

Alfred B. Fry, chief engineer and superintendent of the U.S. Public Buildings of New York City, was named to supervise the work. Because the contracting firm was asked to make an extraordinary effort to complete the buildings by January 1, 1908, it was determined to immediately prepare plans and specifications for the heating, ventilating, electric wiring, and elevators in the hospital complex. In this way, the heating pipes, ventilating ducts, and electric conduits could be placed in the building as it progressed. During the summer of 1907 at least three contracts were let for the installation of electrical wiring and heating apparatus in the buildings that were nearing completion.

Meanwhile, Congress approved an additional appropriation of \$250,000 for the completion of the contagious disease hospital in early May of 1907. The Northeastern Construction Company was approached relative to its interest in completing the remaining eleven buildings of the complex based on its original bid of \$503,375. The firm refused, however, arguing that the cost of labor and materials had risen since the original proposal was made so as to preclude the possibility of making a profit under those terms. Thus, bids were solicited for the completion of the hospital complex in July. The work to be contracted included the construction of buildings designated as measles wards C,D,F,G, and H, isolation wards I, K, and L, the staff house, office building, mortuary, and a number of interconnecting corridors. Contracts to be awarded at a later date were those for plumbing, heating, electric conduits and wiring.

On August 1, 1907, the bids for the work were opened. The proposal of the Northeastern Construction Company, amounting to \$298,405.60, was the lowest of the four received.

Each measles ward was to be constructed for \$30,663.60 which included the construction of the adjacent connecting corridor.

Because the acceptance of this bid would push the cost of the entire complex to approximately \$650,000, including plumbing, heating, electrical, and elevator work, it was determined to eliminate some of the proposed buildings. Finally on August 30, it was determined that measles wards F and H, isolation wards I and K, and the office building should not be built, thereby reducing the net amount of the bid by the Northeastern Construction Company to \$161,908.20. This would leave approximately \$115,000 from the two appropriations for the installation of heating, electrical, elevator, and mechanical equipment in the entire hospital complex.

A formal contract was executed with the Northeastern Construction Company for the construction work on October 14. The buildings were to be completed by July 30, 1909, at a cost of \$161,908.20.

As the construction of the additional buildings got underway in November of 1907, the Northeastern Construction Company reported that measles wards A,B, and E, the administration building, the kitchen, and the powerhouse and laundry were completed and ready for a final inspection. Although the contract called for the completion of the buildings by November 1, 1908, the company had hurried its completion in compliance with the wishes of Ellis Island officials (photos 2 and 3).

At a final inspection of the buildings on December 12, the work was found to be in substantial compliance with specifications. The buildings were turned over to the government in late December of 1907 or in early January of 1908. Within a short time temporary arrangements for heating the buildings were provided by installing the permanent main supply



and return pipes in the existing pipe tunnel, and by making a temporary connection of supply at the nearest point on Island 2 and a temporary return connection at the powerhouse on Island 1.

In June the commissioner-general of immigration reported on the progress of the work on the contagious disease hospital. The facilities were about 60% complete and the five buildings that had been eliminated earlier, measles wards F and H, isolation wards I and K, and the office building, would soon be placed under contract. The entire hospital complex was expected to be complete and ready for occupancy by December 31, 1908.

During the next several months at least four contracts were let for the completion of the work on the hospital complex. On August 29, 1908, a contract was let to Charles H. Mentzinger to complete the installation of the plumbing apparatus on the island. This contract included work in measles wards F and H, isolation wards I and K, and the office building as well as the installation of floor drains in the powerhouse and a saltwater line connecting the contagious disease hospital to the other two islands.

On September 3 a contract was let to Evans, Almirall & Company for the installation of heating apparatus in the hospital complex. The contract included work in measles wards F and H, isolation wards I and K, the office building and the powerhouse and laundry building.

During this period two other contracts were let for the remaining work on the buildings. One covered the electrical wiring and fixtures in measles wards F and H, the office building, isolation wards I and K and the related corridors.

The entire contagious disease hospital was completed sometime during the spring of 1909. However, the buildings could not be occupied by patients as there was no equipment for the treatment and care of the sick, and there were no funds available for such items. Accordingly, it was determined to request an additional appropriation of \$28,000 to provide for "plain, substantial articles that afford the ordinary facilities" for patients "having diseases of a quarantinable nature." Congress reacted quickly to the request by approving an act on August 5 that appropriated \$20,000 for the purchase of medical, surgical, and general hospital equipment.

During the early months of 1910 several other improvements were completed within the contagious disease hospital. A hot water circulation system and a fire alarm system were connected to the high power pumps in the Island 1 powerhouse.

In October 1910 it was reported that the contagious disease hospital was ready for occupancy except that it could not be lighted and a decision was made to install electric tie lines connecting the Island 3 powerhouse with the powerhouse on Island 1.

The entire contagious disease hospital was opened for occupancy for June 20, 1911.

#### b. Exterior

##### i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the measles ward buildings were not measured by an architectural team, and drawings at 1/8" scale showing their "as found" condition were not prepared. In substitution for "as found" drawings, archival drawings of the

exterior of a typical measles ward building have been reproduced to depict the elevations and relevant details for purposes of illustration in this report. See exhibits 4 through 6.

## ii. History

A number of contracts for work completed on the exterior of the buildings of Island 3 are of a general nature and do not specify the repairs undertaken on individual buildings. For purposes of completeness, general contracts, as well as those let for individual structures have been included in this section.

The contagious disease hospital was opened for occupancy in June of 1911 and in the fall, some undetermined alterations were made to the measles wards under a contract with George Sykes. The work was satisfactorily completed on November 23.²

The Sundry Civil Act approved on August 1, 1914, contained appropriations for two improvement projects on Island 3. These were the extension of the fire alarm system to the hospital islands (\$4,000) and the installation of saltwater service lines to the contagious disease hospital. The work was completed sometime in late 1914 or early 1915.³

On the night of July 30, 1916, a major explosion at the railway terminal on Black Tom Wharf in New Jersey rocked Ellis Island. The walls, ceilings, roofs, and foundations of the hospital buildings were weakened, and many windows, casings, and doors were blown out. The repairs to the

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² Ibid, 532.

³ Ibid, 535.

Ellis Island facilities took about a year and cost nearly \$400,000.⁴

The hospital complexes on Islands 2 and 3 were administered as a unit by the U.S. Army from March 1, 1918 to June 30, 1919 and then returned to the Public Health Service.

Sometime after the U.S. Public Health Service regained the administration of the hospitals on Islands 2 and 3, the buildings of the contagious disease hospital were redesignated with new numbers and names. Measles ward E was renamed wards 13-14; ward G, wards 11-12; ward A, wards 17-18; ward C, ward 15-16; ward B, ward 19-20; ward D, wards 21-22; ward F, wards 23-24 and ward H, wards 25-26.⁵

In December 1923, Commissioner Henry H. Curran submitted a list of projects that were needed to renew and replace worn out and inadequate equipment. Little renovation work had been done at Ellis Island since the pre-World War I era, and the entire plant was showing signs of deterioration. Saltwater mains were replaced in the measles wards at this time.⁶

During the fall of 1926 various repairs were made to the leaking roof, gutters, dormer windows, hips, valleys, leaders, drains and ventilators of all the buildings and covered passageways on Island 3. Puttyless-type skylights manufactured by the H. H. Robertson Company were to be

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4 Ibid, 535, 536.

5 Ibid, 538.

6 Ibid, 539.



installed. The repairs were guaranteed to be watertight and leakproof for two years.⁷

During the summer of 1928 a contract was let for the installation and repair of fly screens on the hospital buildings on Islands 2 and 3. The screens were 16 by 16 mesh solid bronze wire and were guaranteed to be insectproof for one year. Fifteen screen doors were repaired and three new doors were installed on first floor wards 11, 13, 15, 17, 19, 21, 23 and 25. Ninety-four wood framed window screens also were installed in these wards, except for ward 23, and sixty-five new windows were installed on second floor wards 12, 14, 16, 18, 20, and 26. Second floor window screens were repaired in two wards: wards 20 and 22.⁸

In September, 1931, a contract was let to the Quintine Realty Company of Bloomfield, New Jersey, to paint the exteriors of all the buildings on Island 3. The work consisted of painting the exterior wood and metal surfaces, including the approaches, connecting corridors, and passages of the structures. Steel sash and metal-covered doors were painted as were iron window guards, grilles, screens, balconies, and porches. The perimeters of the exterior door and window frames were painted and caulked. The work was completed in December of 1931 at a cost of \$2,790.⁹

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⁷ Ibid, 544.

⁸ Ibid, 545; Specifications for Fly Screens on Islands No. 2 and No. 3, U.S. Department of Labor, Immigration Service, Ellis Island, New York, June 1928, (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898-1955), Inventory Number 132, 14-19.

⁹ Unrau, 549.

The Ellis Island Committee Report, published in 1934, recommended the construction of four verandahs, or sun porches, on both the first and second floors of wards 13-14, 17-18, 19-20, and 23-24 for the treatment of tuberculosis patients. In addition, it was recommended that six to ten small ward units, each containing two to eight beds, be provided to allow for better medical care for men and women. It was thought that this might require a new pavilion and would meet the difficulties in the holding of men and women in locked wards 23-24, (ward F), mainly to prevent their escape from detention as warrant cases. A recreation area, suitably safeguarded, was to be provided in connection with these wards to avoid the expense of constant personal guards and to permit outdoor recreation activities.¹⁰ The construction of sun porches or verandahs was never undertaken. The provision of several two to eight bed wards was not provided by construction of a new pavilion, however, first floor wards 23 and 25 were divided into cubicles for the accommodation of twelve patients to each ward in 1936-37, which may have been in response to this recommendation. No documentation exists as to the provision of a safeguarded outdoor recreation area in the vicinity of measles ward F.

It is difficult to determine from available documentation the scope and detail of the alterations made to the buildings of the contagious disease hospital during 1936 and 1937. However, extant documentation of the period indicates that alterations, repairs, and remodeling were performed in a number of buildings under a contract let sometime in the fall of 1936. At this time the gratings and guards were removed from the doors and windows of wards 23-24, as the wards would no longer be used for warrant cases.¹¹ Field inspection

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¹⁰ Ibid, 565.

¹¹ Ibid, 566.

showed six holes on the inside face of each window opening of these wards and verifies the existence of the removed grilles.

Improvements were made to the hospital buildings on Island 3 during 1936-1939. Some of these projects were carried out under the auspices of the WPA and others under contract to private firms.¹² Four sun porches on wards 13-14, 17-18, 19-20, and 23-24, recommended by the Ellis Island Committee, were never built.

The hospital complexes on Islands 2 and 3 were closed on March 1, 1951. While the hospital complex on Island 2 was taken over temporarily by the U.S. Coast Guard after that date, the buildings on Island 3 were apparently left vacant.¹³

### iii. Description

The eight measles wards were built using the same design, with variations in their north/south orientation and their connections with the two story corridor which runs east/west linking the buildings of Island 3. They are each two stories high with a red tiled hip roof, large aggregate stucco coating, brick quoins and a brick base on a granite sill (photo 4). Each is constructed of wood roof framing, concrete joists and steel beams on bearing walls. Windows have limestone lintels, and brick keystones and springers at the second story. A recessed stucco panel is located within each spandrel (photo 5). The buildings are connected, some at the north and some at the south elevations, with a two story enclosed passageway. Both the end of the ward and the passageway are covered by the same tiled hip roof.

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¹² Ibid, 568.

¹³ Ibid, 571.

On the east and west elevations, the section adjacent to the corridor is three bays wide and is set off by brick quoins. It connects with another section whose walls are recessed slightly, containing six bays (photo 6). The elevation at the opposite side of the building to the corridor varies from building to building. The north elevations of wards C and G, for example, contain doors which open onto concrete steps on the ground story and an iron fire escape enclosed by mesh wire grilles on the second story (photos 7 and 8). Windows are generally two-over-two double hung sash, some being made of wood and others of metal (photo 9). Wards E and G have thirty-over-thirty steel sash windows (photo 10). Most wards have a copper ventilator intersecting the roof ridge near their connection with the passageway.

#### iv. Existing Conditions

A field survey of the existing conditions of the measles wards was conducted in May of 1986. In general these structures exhibit the same types of deterioration for like conditions as the other buildings of Units 2, 3, and 4. A description of the various types of deterioration can be found in section III, appendix A.

The buildings of Units 2, 3, and 4 have, as those of Unit 1, experienced exposure to high winds (particularly from the north), fog, salts, intense solar radiation, condensation and other harsh weathering conditions. Constant, erosive forces such as moisture, salt penetration and



solar radiation seem to have been the primary agents for most of the deterioration mechanisms observed.¹⁴

A special survey from has been developed which offers a descriptive summary of the types, levels, and locations of deterioration, for each material utilized in the buildings of Units 2, 3 and 4 as well as a relative assessment of condition for each material used and for the building as a whole. See section III, appendix A.

The exteriors of the eight measles wards buildings are in generally fair condition. Aggregate stucco (pebble dash) wall finishes display occasional cracking at the perimeter of windows and infrequent areas of spalling loss (photo 11). Areas of repair with a gray cementitious material is-evident at north elevation first floor windows of ward H. Loss of stucco aggregate occurs randomly over most elevations. Carbon soot staining is evident on all elevations and is most concentrated in protected areas such as under the roof eaves. Green biological staining, evident on most elevations, is most prevalent in lower protected wall areas, under removed downspouts, and occasionally disfigures stucco surfaces with an olive-green coloration as in measles ward C. Vine cover obscures many elevations.

Brick surfaces are in generally sound condition with random mortar loss. Efflorescence occurs in patches over brick quoining and base surfaces (photo 12). Green biological staining is evident on the brick base of most wards with some severe concentrations in protected areas, such as corners and areas close to ground level (photo 13).

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¹⁴ Prepared for the U.S. Department of the Interior/National Park Service by Beyer Blinder Belle/Anderson Notter Finegold, Historic Structures Report, Unit One Buildings, December 1985, 30.

Stone surfaces are in good condition with some biological staining of the granite base. Limestone window sills exhibit some copper staining.

Metal surfaces such as the steel window sash of wards E, G, and the second floor of ward C, exhibit pitting and surface rusting which has led to orange-brown rust staining of a number of limestone sills in these buildings. The surfaces of metal doors suffer from pitting, rusting and loss of painted finish (photo 14). The metal stairs constructed at the north ends of wards C and G suffer from general surface rusting, loss of wire enclosure, and cracking of the concrete base of the vertical supports (photo 15). Concrete stair balustrades suffer from general cracking and rust staining (photo 16).

The chain link fencing attached to the south elevations of wards A and E is in a deteriorated state (photo 17).

Wooden window sash is generally weathered with loss of painted finish exposing most underlying wood surfaces. Window glass exhibits random breakage, loss and opaque glass replacement; some replacement glass being of a glass pattern inconsistent with adjacent window glass. Some window panes have been infilled with masonite.

The roofs of measles wards C, D, G and H appear in fairly good condition with little loss of clay tile, such as the loss of one coping tile at the west hip of the north elevation of ward D; several on ward H and the west hip of ward C; and one or two at the west hip of ward G. There is also some displacement of tile such as in the area of the valley of ward D and corridor 9D. Gutters suffer from general clogging with vegetational growth (photo 18), and random perforations. Some crushing due to tree abrasion is evident in the gutters of wards

C and G. Downspouts are generally missing. Wood eaves exhibit weathered surfaces, and loss of painted finish with resultant darkening and deterioration of some areas such as on measles ward H. The roofs of wards to the south of the corridor were not examined.

The relative structural and exterior/interior finish conditions for the buildings of Units 2, 3 and 4 have been depicted on plans of the various building complexes, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope, of this report. See exhibits 5, 6, 7 and 8 of that section.

### c. Interior

#### i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the measles ward buildings were not surveyed in close detail and drawings at 1/8" scale showing their "as found" interior conditions were not prepared. In substitution for "as found" drawings, archival drawings of these buildings have been reproduced, some having been graphically enhanced, to depict plans and relevant details for purposes of illustration in this report. 1906 first and second floor plans of a typical measles ward have been graphically enhanced and coded with a numbering system which will be referred to in following sections of the text. See exhibits 7 and 8.

#### ii. Description

Each of the eight measles wards was built based on a single design. Variations in the original plans or alterations which may have occurred over time within some of the buildings remain unverified by the HSR team due to limitations imposed on field observations explained in section

II, Physical History and Analysis Section, sub-section 2., Project Scope, of this report.

A typical 1906 plan of both floors describes a square unit, containing bathroom and medical support facilities, bisected along a north/south axis by a double loaded hallway having three rooms on one side and three rooms and a stairhall on the other. This hallway opens at one end to the two story corridor which links the buildings of Island 3, and at the other end to the hospital ward room itself.

1906 plans of a typical measles ward building describe the ward itself as an open room with space for fourteen beds. A set of 1936 plans for renovations in plumbing, heating and lighting within the measles wards indicate that several of the fourteen-bed wards, including numbers 11, 12, 13, 15, 23, and 25 all on the first floor, were partitioned into between ten and twelve small private rooms off a central, double-loaded corridor. The actual date of this partitioning however, is difficult to determine from available archival materials, although one 1915 plan for plumbing and electric wiring (exhibit 9) indicates that partitioning had already occurred in at least one ward, ward 13.

### iii. History

#### 1. Historic Room Use

The eight new measles wards, designed to provide facilities for people suffering from contagious diseases, were all two stories in height and built according to similar plans. Both floors contained identical room layouts: a large ward room for fourteen beds, stairhall,



dumbwaiter, kitchen, linen room, duty room, nurses' bedroom, bath and toilet.¹⁵

With the completion of the contagious disease hospital complex in 1909, Island 3 structures were assigned building numbers. Measles ward E was assigned number 4; ward G, number 5; ward A, number 6; ward C, number 7; ward B, number 10; ward D, number 11; ward F, number 12 and ward H, number 13.¹⁶

It was not until June 20, 1911, two years after its completion that the new contagious disease hospital complex was opened to the reception of patients, finally eliminating the need of contracting with New York area hospitals for the care of aliens suffering from acute contagious diseases.¹⁷ During its first year of operation, the contagious disease hospital was not fully occupied however. With a capacity of 450 beds, the number of patients per month ranged from 30 to 130.

During the course of its operation, the contagious disease hospital was administered by several organizations. From March 1, 1918, to June 30, 1919, both of the hospital complexes on Islands 2 and 3 were administered by the U.S. Army.¹⁸ On July 1, 1919, the two hospital complexes on Ellis Island were returned by the military to the Bureau of Immigration. Three months later, on September 1, the hospitals

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¹⁵ Harlan D. Unrau, Historic Resource Study (Historical Component), Volume III, (U.S. Department of the Interior, National Park Service, 1984), 1254.

¹⁶ Ibid, 1255.

¹⁷ Ibid, Volume II, 608.

¹⁸ Unrau, Historic Structure Report, 536.

were turned over to the Public Health Service to be operated as United States Public Health Service Hospital No. 43. Aliens were to be given precedence as far as admissions were concerned, with 150 beds available for Public health Service beneficiaries, including American seamen and persons discharged from the military services.¹⁹

Sometime after the Public Health Service took over the administration of the hospitals on Islands 2 and 3 in 1919, the buildings of the contagious disease hospital were again redesignated with new numbers and names. Building number 4, measles ward E was changed to wards 13-14; number 5, measles ward G to wards 11-12; number 6, measles ward A to wards 17-18; number 7, measles ward C to wards 15-16; number 10, measles ward B to wards 19-20; number 11, measles ward D to wards 21-22; number 12, measles ward F to wards 23-24 and number 13, measles ward H to wards 25-26.²⁰

A 1924 report to the Surgeon General lists the measles wards usage at that time. Ward 11, a twenty-nine bed ward, housed pneumonia, whooping cough, and measles; ward 12, a thirty bed ward, housed measles; ward 13, twenty beds, housed scarlet fever, diphtheria, mumps, and chicken pox; ward 15, fifteen beds, housed tuberculosis and Public Health Service beneficiaries; ward 16, twenty beds, housed tuberculosis overflow; ward 17, twenty-four beds, male trachoma; ward 18, twenty-four beds, female trachoma; ward 25, twenty-two beds, housed male trachoma, and ward 26, twenty-two beds, housed favus, nail and scalp diseases. Ward 23 and 24, or measles ward F, both twenty-bed wards, were reserved for close detention and housed

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¹⁹ Unrau, Historic Resource Study, Volume II, 622.

²⁰ Unrau, Historic Structure Report, 538.

warrant cases and stowaways. Wards 14, 19 and 20 were closed, and wards 21 and 22 closed and used for storage.²¹

On May 20, 1926, the intensive examination of alien seamen from both American and foreign vessels was commenced and from that date until June 30, 60,392 alien seamen entered the Port of New York. Of these, 48,031 were examined intensively for venereal and other communicable diseases, with 209 sent to Ellis Island for completion of diagnosis. The new regulations specified that all alien seamen with such diseases were to be confined to hospital while their ships were in port. As the marine hospital at Stapleton was inadequate to meet the needs of the new alien seamen examinations, the overflow of these patients was received by the contagious disease hospital. By June 1926, the number of seamen at the Ellis Island hospital was greater than the number of detained immigrants.²²

With the decline in immigration during the previous several years and the adoption of a policy to use ward space for alien seamen, the hospital became essentially a marine hospital. Approximately 25 percent of the beds were occupied by immigrants and the remainder by seamen.²³

The Surgeon General's annual report of 1930 described the activities of the hospital during that year: All tuberculous beneficiaries requiring hospital treatment in Greater New York were sent to Ellis Island with 254 such patients admitted, and frequently more than eighty tuberculous patients under treatment at one time. To cope with this demand,

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²¹ Unrau, Historic Resource Study, Volume II, 640.

²² Ibid, Volume III, 920.

²³ Ibid, 926.

the hospital capacity was increased by forty beds by converting the upper corridor on Island 3 into wards.²⁴

Documentation as to specific room use for each measles ward is scant until 1936. Most of the floor plans for the hospital wards on Islands 2 and 3, however, are available for the year 1936. The majority of the plans include room designations, thus providing a composite picture of space utilization in the wards.²⁵ The drawings indicate that a number of structural modifications were made in the wards that year, and that the division of several of the wards into private rooms had occurred at some prior date.

The measles ward room space allocations, as portrayed in the drawings, are as follows:

Ward 11, the first floor of the building formerly known as measles ward G or building No. 5: ten private rooms with lavatories, one large end (sitting) room, stair hall, kitchen with dishwasher, linen room, nurses' room, office, bath, toilet, and corridor (exhibit 10).

Ward 12, the second floor of the building formerly known as measles ward G or building No. 5: ten private rooms with lavatories, end (sitting) room, stair hall, kitchen with dishwasher, linen room, nurses' room, office, bath, toilet, and corridor (exhibit 10).

Ward 13, first floor of the building formerly known as measles ward E or building No. 4: nine private rooms, one strong room, one large end (sitting) room, stair hall,

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²⁴ Ibid, 954.

²⁵ Ibid, 1256.



kitchen, linen room, nurses' room, office, bath toilet, and corridor (exhibit 11). Albin Maskelony, an employee of the U.S. Immigration Service on Ellis Island, 1934-37, has depicted space usage for a number of Island 3 areas on annotated archival drawings. Ward 13 is shown as a "special ward for special diseases" in which small rooms were used as isolation rooms during this period.²⁶

Ward 14, the second floor of the building formerly known as measles ward E or building No. 4: one general multi-bed ward, stair hall, kitchen, linen room, nurses' room, office bath, toilet, showers, and corridor (exhibit 11).

Ward 15, the first floor of building formerly known as measles ward C or building No. 7: one large conference room, eight offices, operating room, two toilet rooms, stair hall, kitchen, linen room, library, bathroom, and corridor (exhibit 12). (If this floor did contain an operating room, it has since been removed, as no operating room or room finish utilized in such a specialized space is present at this time).

Ward 16, the second floor of the building formerly known as measles ward C or building No. 7: one general multi-bed ward, stair hall, kitchen, linen room, nurses' room, office, bath, toilet, and corridor (exhibit 12). This floor has been partitioned into a number of small rooms and has a plan which differs from any other measles ward (prior field observations, not documented by drawings or photography).

Ward 17, first floor of the building formerly known as measles ward A or building No. 6: one general

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²⁶ Interview with Albin Maskelony, by the National Park Service, Ellis Island, May 1986, annotated archival drawings.

multi-bed ward, stair hall, kitchen, with dishwasher, linen room, nurses' room, office, bath, showers, toilet, and corridor (exhibit 13). Ward 17 was diagramed on annotated drawings by Albin Maskelony as a "special ward for special diseases", as was ward 13 for 1934-37, the years of his employment on Ellis Island.²⁷

Ward 18, the second floor of the building formerly known as measles ward A or building No. 6: one general multi-bed ward, stair hall, kitchen, linen room, nurses' room, office, bath, showers, toilet, and corridor (exhibit 13).

Ward 19, the first floor of the building formerly known as measles ward B or building No. 10: one general multi-bed ward, stair hall, kitchen, linen room, nurses' room, office bath, showers, toilet, and corridor (exhibit 14).

Ward 20 the second floor of the building formerly known as measles ward B or building No. 10: one general multi-bed ward, stair hall, kitchen, linen room, nurses' room, office, bath, showers, toilet, and corridor (exhibit 14).

Ward 21, the first floor of the building formerly known as measles ward D or building No. 11: one general multi-bed ward with other room designations not provided (exhibit 15). During the period 1934-37, the first floor ward of ward 21, was reported by Albin Maskelony, to be utilized as an ambulatory patients' dining room where food was served cafeteria style. Fixtures remain on the floor in the

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²⁷ Ibid.

center of the room indicating the placement of removed steam tables.²⁸

Ward 22, the second floor of the building formerly known as measles ward D or building No. 11: one general multi-bed ward, stair hall, kitchen, linen room, nurses' room, office, bath, showers, toilet, and corridor (exhibit 15).

Ward 23, the first floor of the building formerly known as measles ward F or building No. 12: twelve private rooms with lavatories and dental lavatories, stair hall, kitchen, linen room, nurses' room, office, bath, showers, toilet, and corridor (exhibit 16).

Ward 24, the second floor of the building formerly known as measles ward F or building No. 12: one general multi-bed ward, stair hall, kitchen, linen room, nurses' room, office, bath, showers, toilet, and corridor (exhibit 17).

Ward 25, the first floor of the building formerly known as measles ward H or building No. 13: twelve private rooms with lavatories and dental lavatories, stair hall, kitchen, linen room, nurses' room, office, bath, showers, toilet, and corridor (exhibit 17).

Ward 26, the second floor of the building formerly known as measles ward H or building No. 13: one general multi-bed ward, stair hall, kitchen, linen room, nurses' room, office, bath, showers, toilet, and corridor (exhibit 17).²⁹

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²⁸ Ibid.

²⁹ Unrau, Historic Resource Study, Volume III, 1256 - 1258.

By 1949-50 some of the Public Health Service activities on Ellis Island had been reorganized and relocated. Wards 13, 14, 17, 18, and 23 on Island No. 2 were classified as "mental wards", ward 13 being set aside for violent and acutely disturbed patients and ward 23 for mental-tubercular patients. Safety screens were installed on the windows of these wards, and radiators were replaced with concealed metal baseboard radiation heat.³⁰ Safety screen installation and radiator replacement have not been field verified for this report.

After the Public Health Service closed the hospital on March 1, 1951, and formally surrendered all its space on June 30, the buildings on Island No. 2 were made available to the U.S. Coast Guard. Some space released on Island 3 was used for file storage.³¹ Field inspection undertaken in 1985 verified the presence of large numbers of wood and metal file cabinets in a number of the measles wards and in some second level corridors. Precise location of these files was not undertaken for this report.

A summary of the historic use of each building of Units 2, 3, and 4 has been depicted on a site plan, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope, of this report. See exhibits 9 and 10 of that section.

## 2. Historic Room Finishes

Original plans for a typical measles ward (exhibits 1 and 2) describe the finishes as including wood

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³⁰ Ibid, 968, 969.

³¹ Ibid, 979.



floors in all rooms except bathrooms and toilets, a coved wood base, and plaster-finished walls with a coved ceiling and rounded corners. The toilets and bathrooms were to be finished either with a terrazzo floor with marble border and wainscot, or tile floor and tile wainscot. Linen rooms were to contain a series of four, double door, built-in cabinets, while kitchens were to have two built-in cabinets. Doors throughout the building were to be five panel wood. Fresh air inlets were located beneath ward windows.

Documented changes in finishes emphasize alterations in bathrooms and toilets. Bathrooms in wards 23-26 were tiled in 1931.³² In May 1932 a contract was let to the Bernard Plumbing Company to make various replacements to the plumbing fixtures and fittings in many of the buildings on Islands 2 and 3. This contract affected all of the measles ward buildings.³³

Also in May 1932, a contract was let to Morris Friedlander, Inc., of Brooklyn, New York, to paint the interiors of all the buildings on Island 3. The work included patching plaster and painting wood, iron, and plaster surfaces throughout the buildings. The general color scheme, with some exceptions, was light cream for the ceilings, light ivory for the upper walls, ivory or buff for the wainscot, and black or brownish black for the base.³⁴

A contract for plumbing installation and replacements on Islands 1, 2, and 3 was let to A. Blaustein of New York City in March 1934. The work on Island 3 included

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³² Unrau, Historic Structure Report, 547, 548.

³³ Ibid, 555, 556.

³⁴ Ibid, 557.

alterations and replacement of toilet partitions, marble, and tile works, and plumbing fixtures and fittings.³⁵

It is difficult to determine from available documentation the scope and detail of the alterations made to the buildings of the contagious disease hospital during 1936 and 1937. However, extant documentation of the period indicates that alterations, repairs, and remodeling were performed in a number of buildings under a contract let sometime in the fall of 1936. The ward units in which the work was done were as follows: 11-17, 19, 21-26, 28, and women's and men's sitting rooms adjoining wards 12 and 14, including enclosing corridor partitions. The work generally consisted of installing new windows, screens, doors, linoleum, acoustical tile on ceilings, partitions, and plumbing and electrical fixtures, as well as interior painting. Apparently, first floor wards 23 and 25 were divided into cubicles for the accommodation of twelve patients to each ward. The gratings and guards were removed from the doors and windows of wards 23-24, as the wards would no longer be used for warrant cases.³⁶

In February 1945 a contract was let to make plumbing repairs and replacements on Islands 2 and 3. The work on the measles wards included the replacement of bathtubs with stall showers in wards 17-20, the installation of new urinals in wards 19 and 20, and urinal strainers in wards 23-26.³⁷

The hospital complexes on Islands 2 and 3 were closed on March 1, 1951. While the hospital complex

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³⁵ Ibid, 560.

³⁶ Ibid, 566.

³⁷ Ibid, 560, 571.

on Island 2 was taken over temporarily by the U.S. Coast Guard after that date, the buildings on Island 3 were apparently left vacant and allowed to deteriorate.

According to the Ehrenkrantz field survey done in 1978, finishes observed vary from those documented in archival materials. Ward G contains bathrooms finished with terrazzo floors, glazed tile wainscoting and marble partitions. The first floor ward, ward 11, is divided into several small rooms off a central corridor, and is finished with linoleum floors, plaster walls, and metal doors and door frames. A steel stair with slate treads leads to the second floor.³⁸ In wards 17 and 18 of ward A, the rooms near the passageway have clay tile floors and baseboards.³⁹ Bathrooms in wards 21, 22 of ward D; 23, 24 of ward F; and 25, 26 of ward H are described as having white hexagonal floor tile, 6' high glazed tile wainscots and marble stall partitions. The plaster walls of wards 25 and 26, ward H, are described as having wood picture molding.

#### iv. Existing Conditions

Due to a potential asbestos hazard to the BBB/NFA survey team, an "Existing Condition Survey" of the interior spaces of the measles ward buildings was not conducted, and a room-by-room analysis of all visually accessible finishes, decorative trim, doors, lighting, plumbing, heating and ventilation equipment was not prepared. In substitution for an interior survey, a revised form was developed which treated the survey on a building-by-building basis rather than room by

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³⁸ Prepared for the National Park Service by Building Conservation Technology/The Ehrenkrantz Group, Historic Structures Report, Ellis Island, Statue of Liberty National Monument, December, 1978, 214, 215.

³⁹ Ibid, 221.

room. The completed form offers a descriptive summary of the interior spaces and finishes of each building not surveyed. Information to complete the form for the measles wards was based upon existing archival documents, prior historic structure reports compiled by Harlan D. Unrau and The Ehrenkrantz Group, and prior field observations of these and similarly constructed and sited buildings on the island. A single form, was completed for the measles wards buildings. See section III, appendix A.

The interiors of the measles wards buildings are expected to be in fair condition with some finishes in the wards located to the north of corridor 9, wards C,G, D and H, being in good condition due to their siting in the more protected inland section of the island.

Conditions of flooring observed in other buildings, indicate that composition flooring of the measles wards could be in poor to fair condition, with the asphalt floors of some areas of wards to the south of corridor 9 in a destroyed condition, as evidenced by prior field observation in ward E. Clay and ceramic tile floors of bathrooms would be in good condition.

Plaster wall and ceiling surfaces are expected to be in fair condition with the greatest deterioration appearing in ward spaces south of corridor 9 where broken window glass has allowed entry of wind and rain. Prior field investigation indicates evidence of an original painted finish of a 1-1/4" brown-red dado remaining in some areas, such as the stairwell wall of measles ward D. Acoustical tile replacement ceilings were also observed in some areas. Ceramic tile wainscoting of bathroom areas could be expected to be in good condition.

Overpainting of original varnished wood surfaces as of the built-in cupboards in the kitchen service



rooms are expected to be generally cracking and flaking. Varnished surfaces which have not been overpainted are expected to be in good condition, as was observed in isolation ward K, except where in direct contact with water infiltration.

Original lighting on the hospital islands was replaced in 1923 and 1934, eliminating the probability of the existence of any original 1909 fixtures. Fixtures dating to the replacement periods, acoustical tile ceilings, and 1940-51 renovations are expected to exist.

Damage and destruction of plumbing fixtures due to vandalism, and loss due to removal could also be expected as was observed in other Island 2 and 3 buildings.

#### d. Architectural Significance

Due to a potential asbestos hazard to the BBB/NFA survey team, an "Existing Conditions Survey" of the interior spaces of the measles ward buildings was not conducted, and the individual rooms of these buildings were not evaluated for architectural significance.

The measles wards can be viewed as an integrated unit of eight buildings, as well as contributing to the architectural integrity of the Island 3 hospital complex as a whole.

Measles wards A, B, C, D, E, F, G and H, constructed 1906-1909, are the largest and most significant grouping of buildings within the contagious disease hospital complex. They were planned in the pavilion form of design utilized in hospital construction since the first quarter of the eighteenth century. Designed as contagious disease wards, they followed early twentieth century innovations in hospital planning in which patients with contagious diseases were housed in wards

isolated from the main hospital complex so as to prevent the possible spread of disease through contagion.

The measles wards share with the other buildings of Island 3, moderate proportions, methods of construction, and similar finishes including large aggregate stucco exteriors, brick quoins and bases, and clay tile hipped roofs. Through their number, grouping and repetition of design, they play a significant role in the cohesiveness of design so evident in the Island 3 hospital complex.

See section II, Physical History and Analysis Section, sub-section A-2.b, Statement of Significance, Units 2, 3 and 4: Architectural/Historical Significance, for a discussion of the hospital complex as an integrated ensemble.

#### e. Structural System⁴⁰

##### i. Description and Existing Conditions

The roof framing of the measles wards buildings is wood plank, rafters, beams and trusses supported by exterior bearing walls and interior wood posts on interior bearing walls. The second floor and the attic are framed with one-way reinforced concrete joists infilled with structural clay tiles. These are supported by a combination of bearing walls and steel beams. The first floor is framed similarly with the basic support being concrete beams on wood piles.

There is a severe crack adjacent to the east/west 151 girder in the plaster ceiling above the second

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⁴⁰ Based on Robert Silman Associates, P.C., "Ellis Island, Historic Structures Report, Units 2, 3 & 4, Structural Systems", May-June 1986.

floor for the southernmost girder in wards A and B, and the northernmost girder in ward G: room 205 in all three wards (photo 19). In ward A there is a diagonal crack at the window in the exterior wall of room 205. In the southeast second floor room, room 208 of ward H, and also in the adjoining corridor, there are east-west ceiling cracks which are up to 1/4" wide. At all measles wards, the stoops are in disrepair. This has resulted in cracks in concrete steps and cheek walls, cheek walls pulling away from building wall, broken coping, and spalling of concrete (photo 20). In the north wall of ward H there are cracks in the stucco, and to some extent, in the underlying brick at the windows of the lower story (photos 21 and 22). The lintels at these windows are severely corroded.

## ii. Recommendations

The ceiling cracks in Wards A, B, G and H probably reflect cracks in the slabs above. These cracks are probably caused by thermal movement of the buildings as a result of their not being heated during the cold months. This condition should be more closely investigated by removal of a part of the ceiling and gaining entry to the attic to inspect the extent of the crack. A determination can then be made as to further action. The problems with the stoops were caused by settlement and weather related forces. Simple repairs are all that are required. The wall cracks of ward H are apparently caused by thermal related movement or lintel corrosion. The thickness of lintel steel should be measured by ultrasonic method, and if found deficient, a repair, or replacement, should be made. The thermal related movement should be solved by heating of the buildings. A simple crack repair can then be made.





Exhibit 1

Office Building and Laboratory _____ Immigrant Building

Mortuary _____ Ferry House

Powerhouse and Laundry _____

Measles Ward G _____

Measles Ward E _____

Measles Ward C _____

Measles Ward A _____

Administration Building _____

Kitchen _____

Measles Ward B _____

Measles Ward D _____

Measles Ward F or J _____

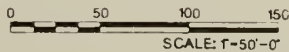
Measles Ward H _____

Isolation Ward I _____

Isolation Ward L _____

Isolation Ward K _____

Staff House _____



UNITED STATES DEPARTMENT  
OF THE INTERIOR

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

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MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

**SURVEY OF  
STRUCTURES  
UNIT 234**

**ELLIS ISLAND**

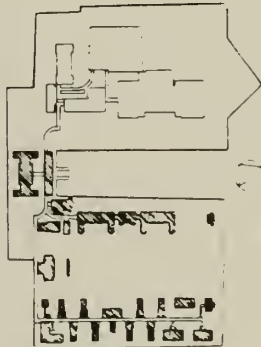
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DRAWN TECH REVIEW

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ARCHITECTS

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STRUCTURES  
UNIT 234

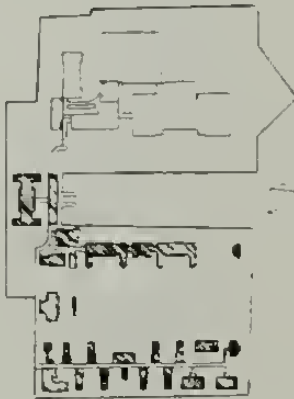
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REVISIONS

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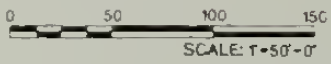
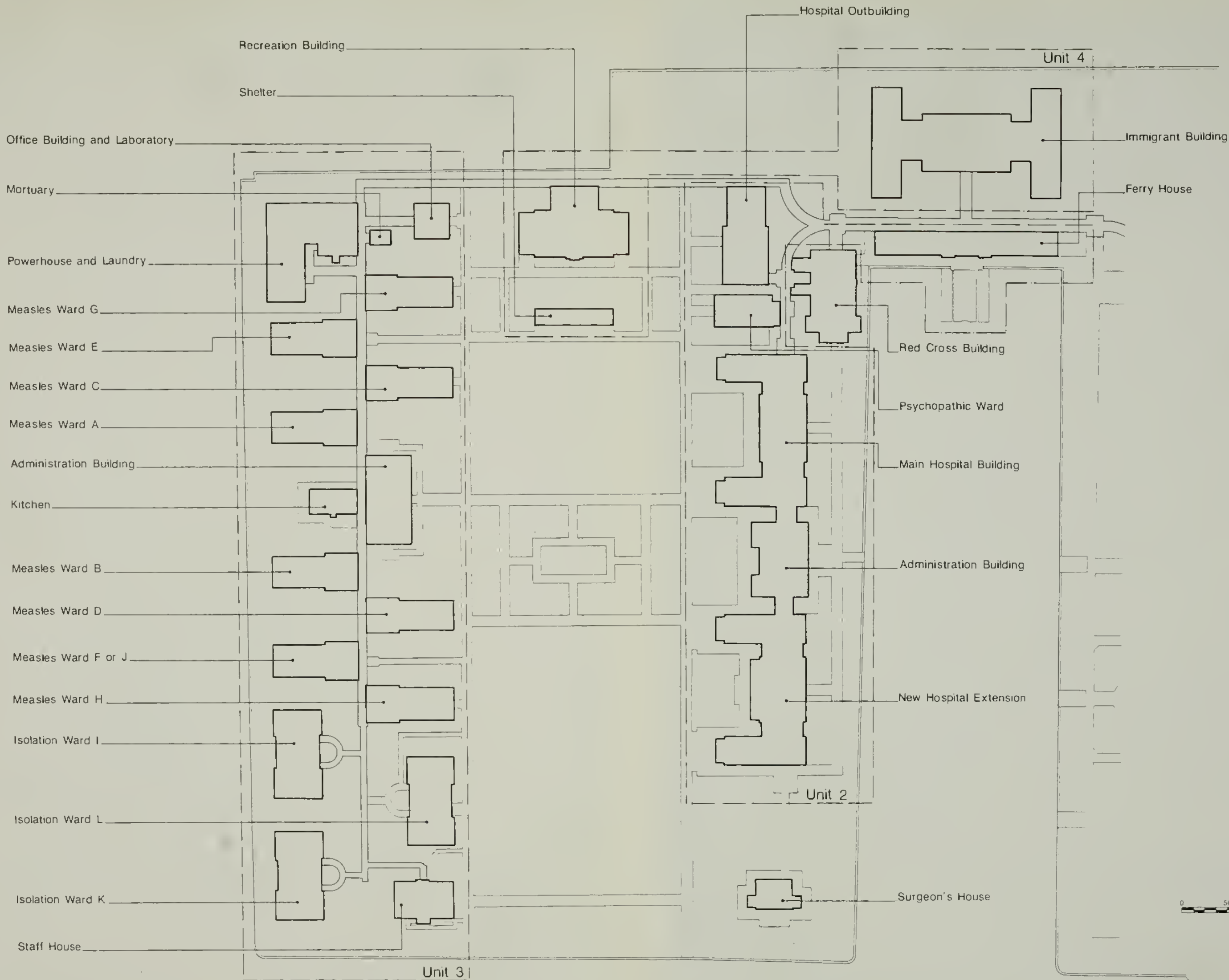


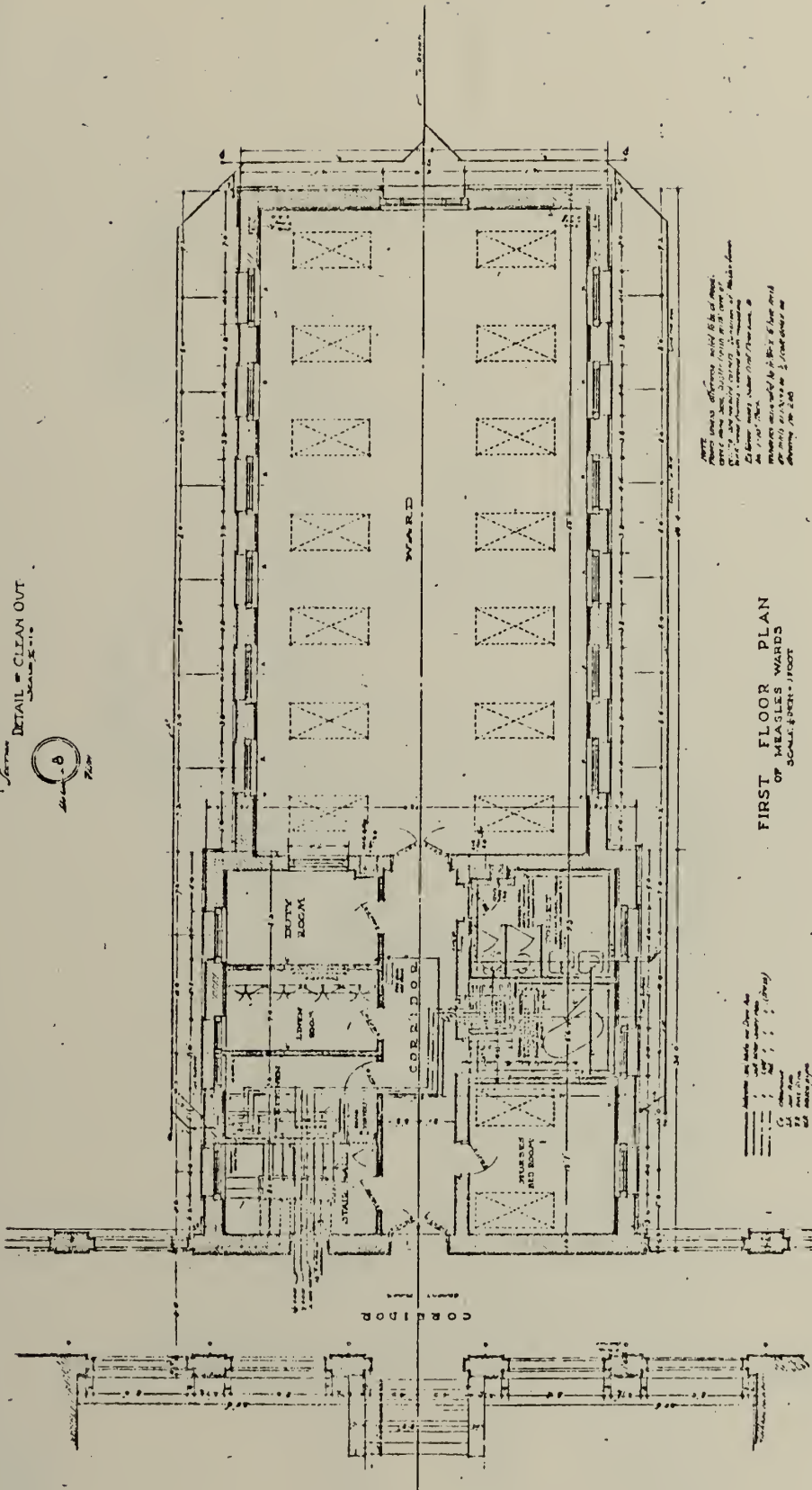
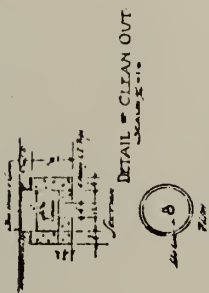
TITLE OF SHEET

SUB SHEET NO DRAWING NO

PKG NO SHEET

OF





Notes:  
1. This plan is for the proposed measles ward at Ellis Island, N.Y., and is subject to change without notice.  
2. The ward is to be a single-story building, 100 feet long and 40 feet wide.  
3. The ward is to be divided into two sections, each 50 feet long and 40 feet wide.  
4. The ward is to be divided into two sections, each 50 feet long and 40 feet wide.  
5. The ward is to be divided into two sections, each 50 feet long and 40 feet wide.

FIRST FLOOR PLAN  
OF MEASLES WARD  
SCALE: 1/8" = 1'-0"

Legend:  
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97. Bed  
98. Bed  
99. Bed  
100. Bed

REDUCED SIZE REPRODUCE

ELLIS ISLAND, N.Y.  
Immigrant Station.  
Contagious Disease Hospital.  
Drawing No. 124  
Designed by [Name] Drawn by [Name] Checked by [Name]

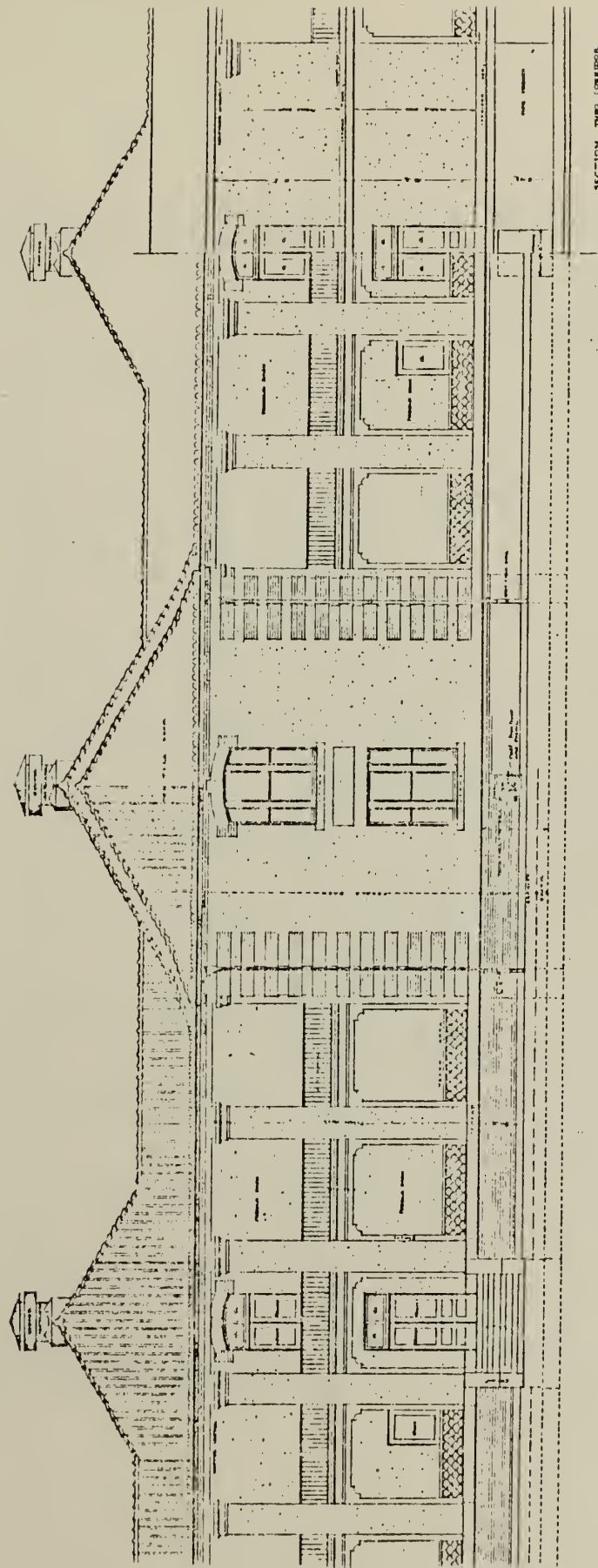
Proposed plan, measles ward, 8/18/06.

NPS Dwg. No. 356 | 43.902B / 1

DSC JUL 88







ELEVATION OF END OF MEASLES WARD AND CORRIDOR

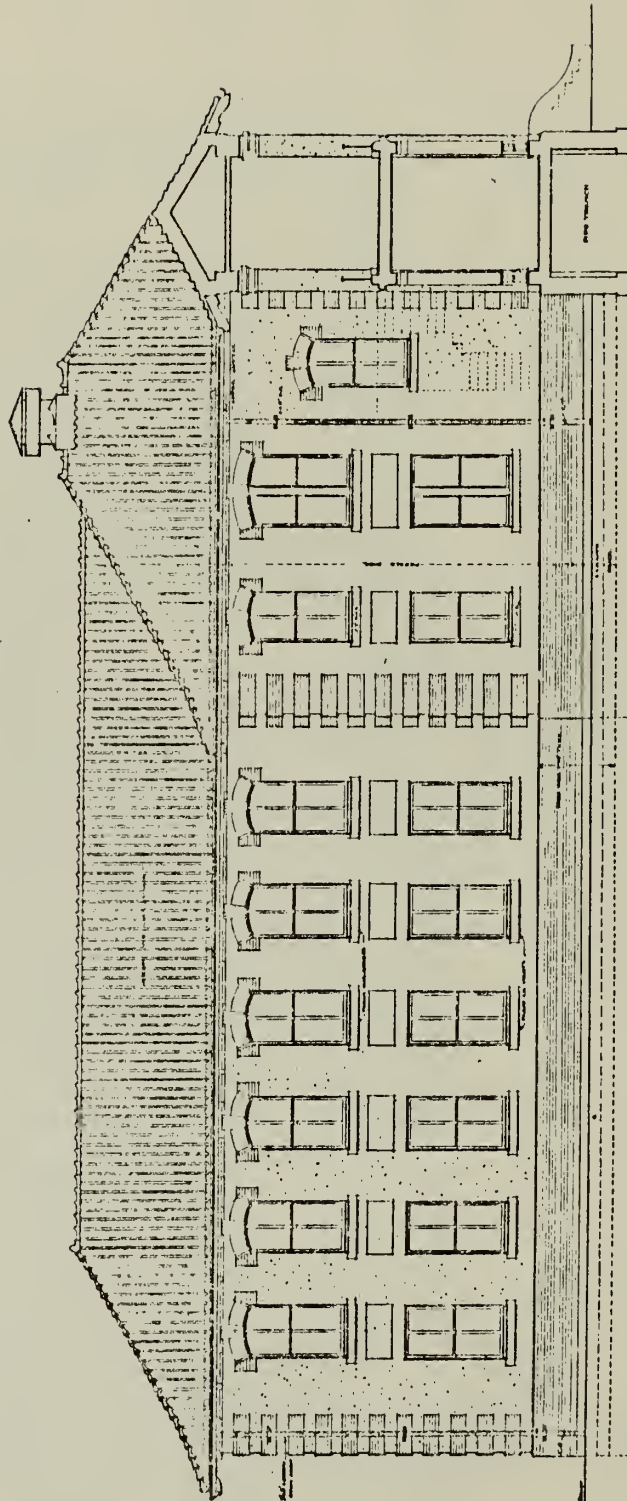
SCALE 1/4" = 1'-0"

U.S. DEPARTMENT OF HEALTH  
Immigrant Station.  
Measles Disease Hospital  
Drawing No. 12

Proposed corridor and end elevation, measles ward, 8/18/06.

NPS Dwg. No. 356 | 43.902B/4

DSC JUL 88

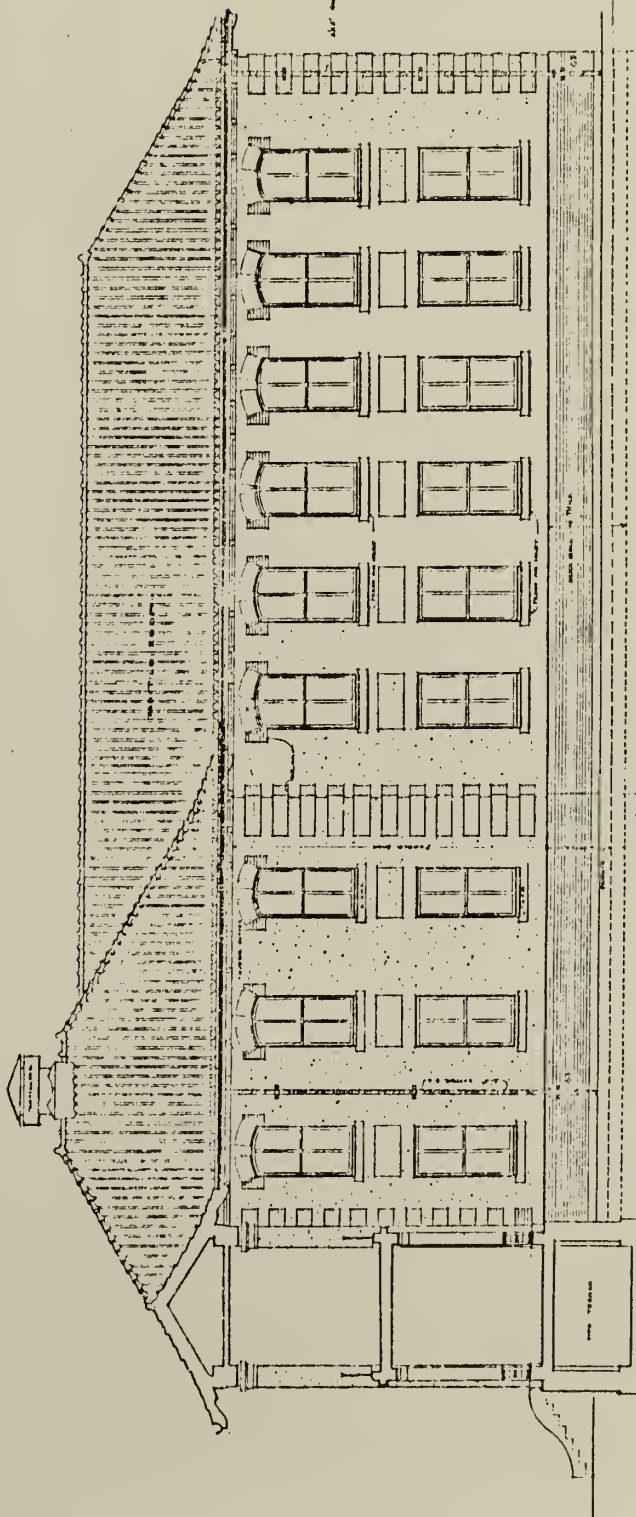


ELLIS ISLAND N. Y.  
Immigrant Station.  
Contagious Disease Hospital.  
Drawing No 129  
Designed by Louis ———— Checked by E. H. J. ————  
JUL 88

SIDE ELEVATION OF MEASLES WARDS  
SCALE 1/4" = 1'-0"

Small square of color  
STUDYING ROOM  
FURNITURE

Proposed side elevation, measles ward, 8/18/06.  
NPS Dwg. No. 356 | 43,902B/5  
DSC | JUL 88



SIDE ELEVATION OF MEASLES WARD  
SCALE 1/4" = 1'-0"

PLANS, N.Y.  
Immigrant Station  
Contagious Disease Hospital  
Drawing No. 129  
Designed by [illegible] Constructed by [illegible]

Proposed side elevation, measles ward, 8/18/06.

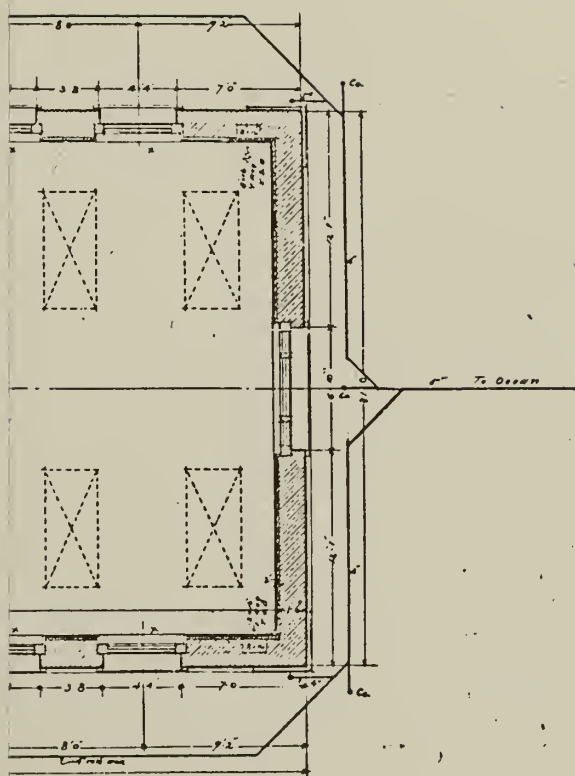
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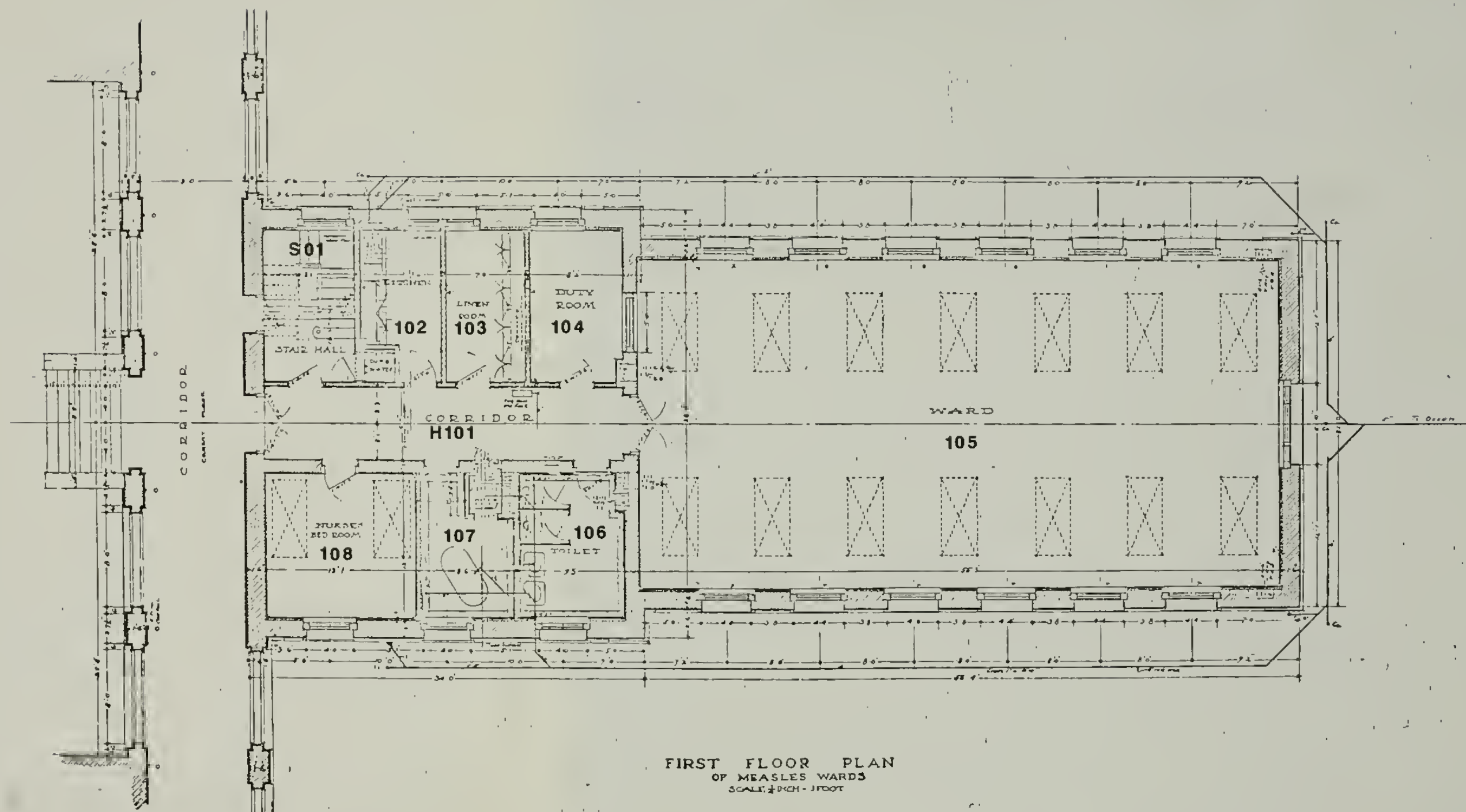
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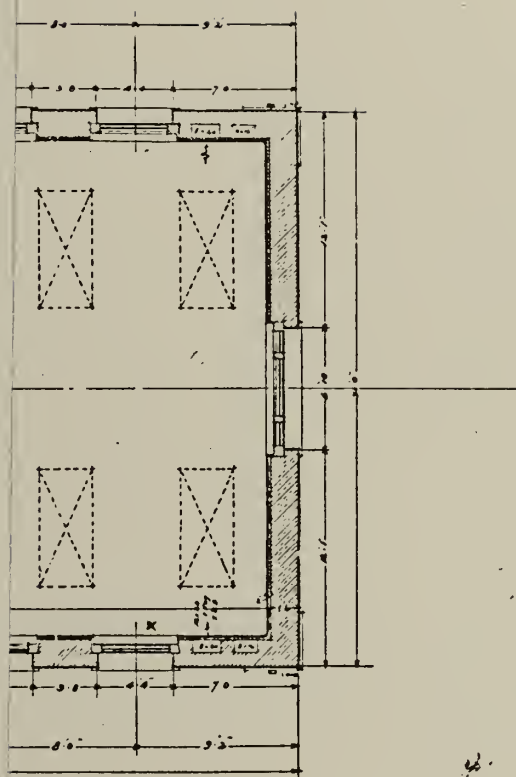


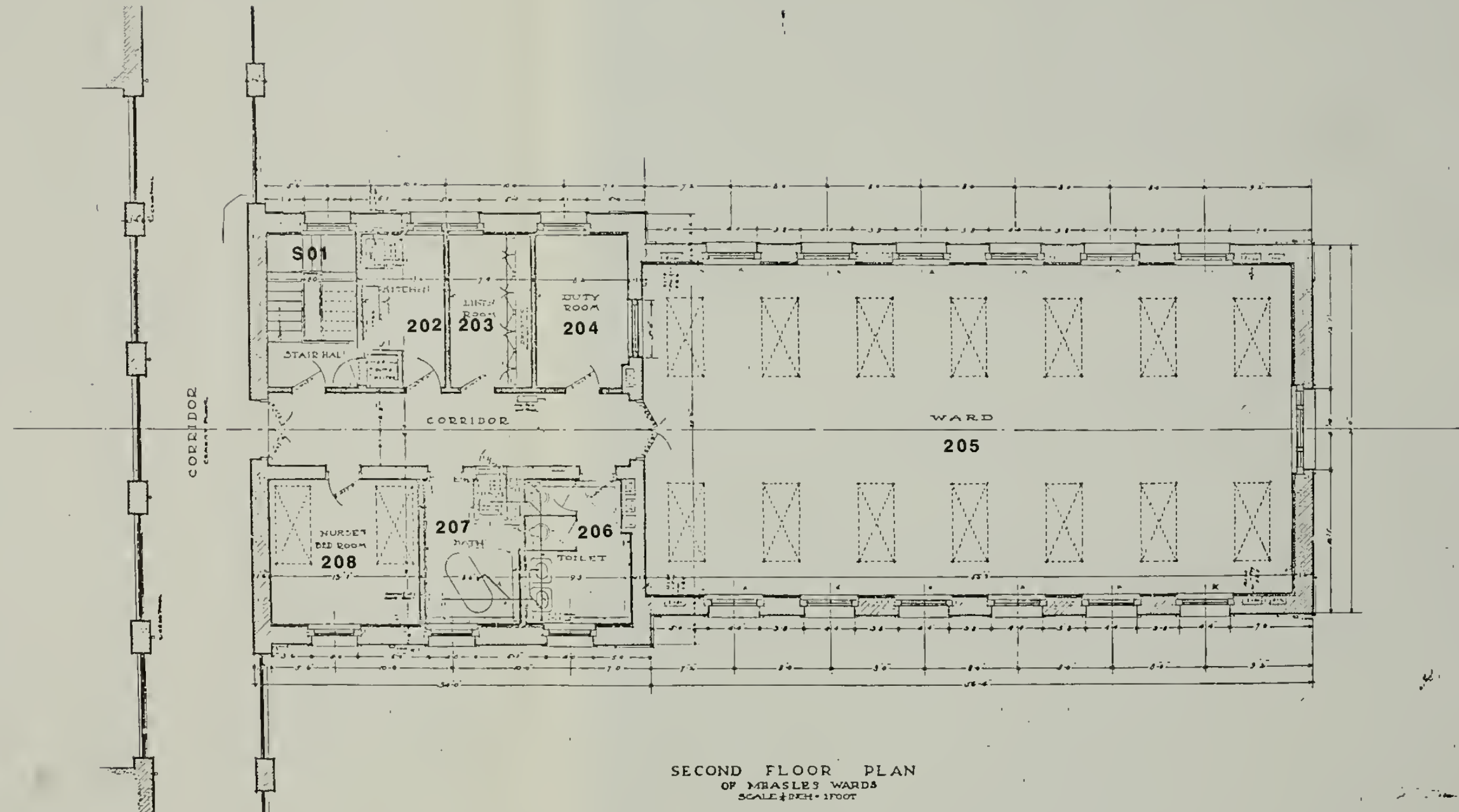
Exhibit 7





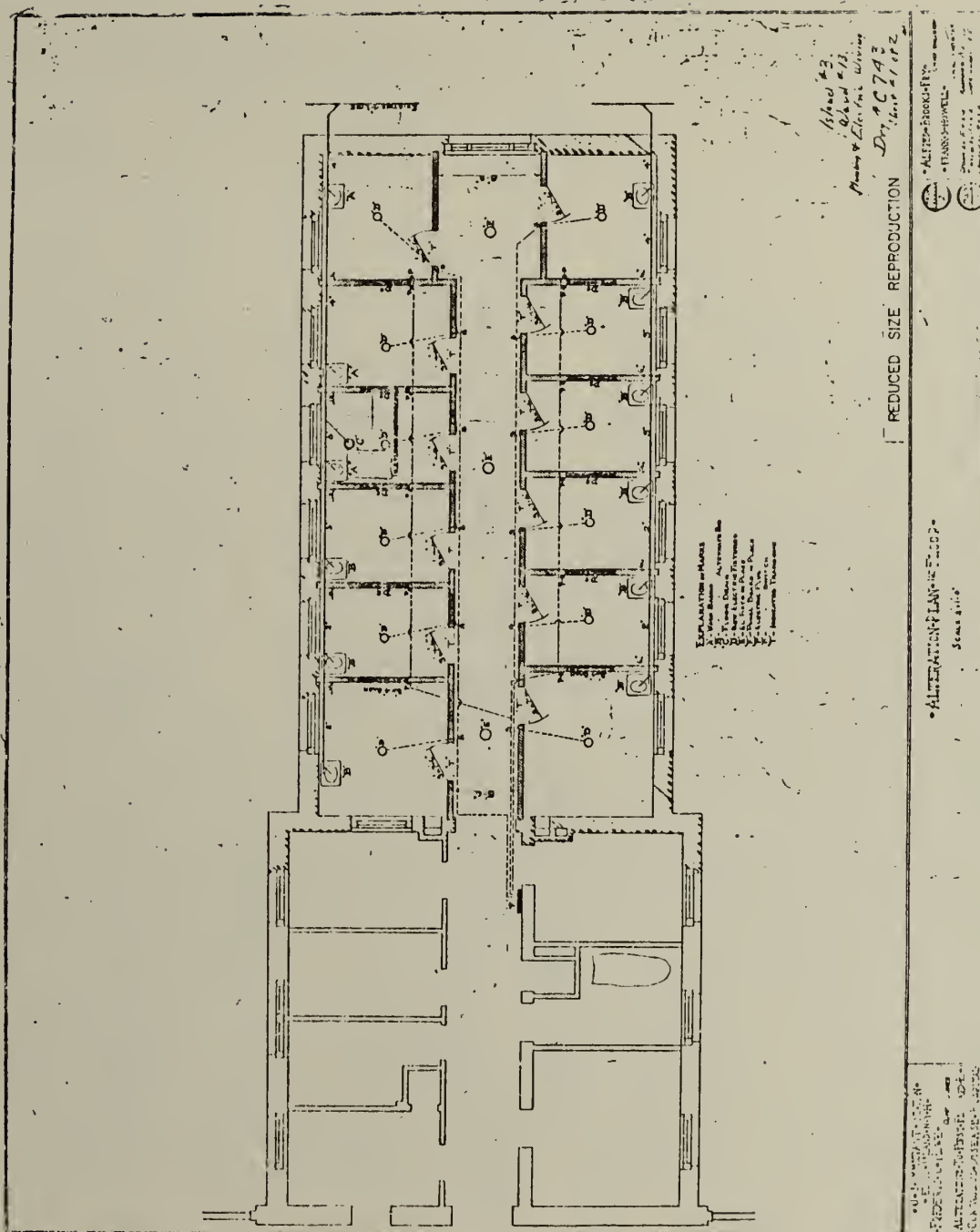
First floor plan, measles ward.  
 Coded excerpt. NPS Dwg. No. 356 43,902B / 1  
 DSC JUL 88





Second floor plan, measles ward.  
Coded excerpt. NPS Dwg. No. 356 43,902B / 2  
DSC JUL 88

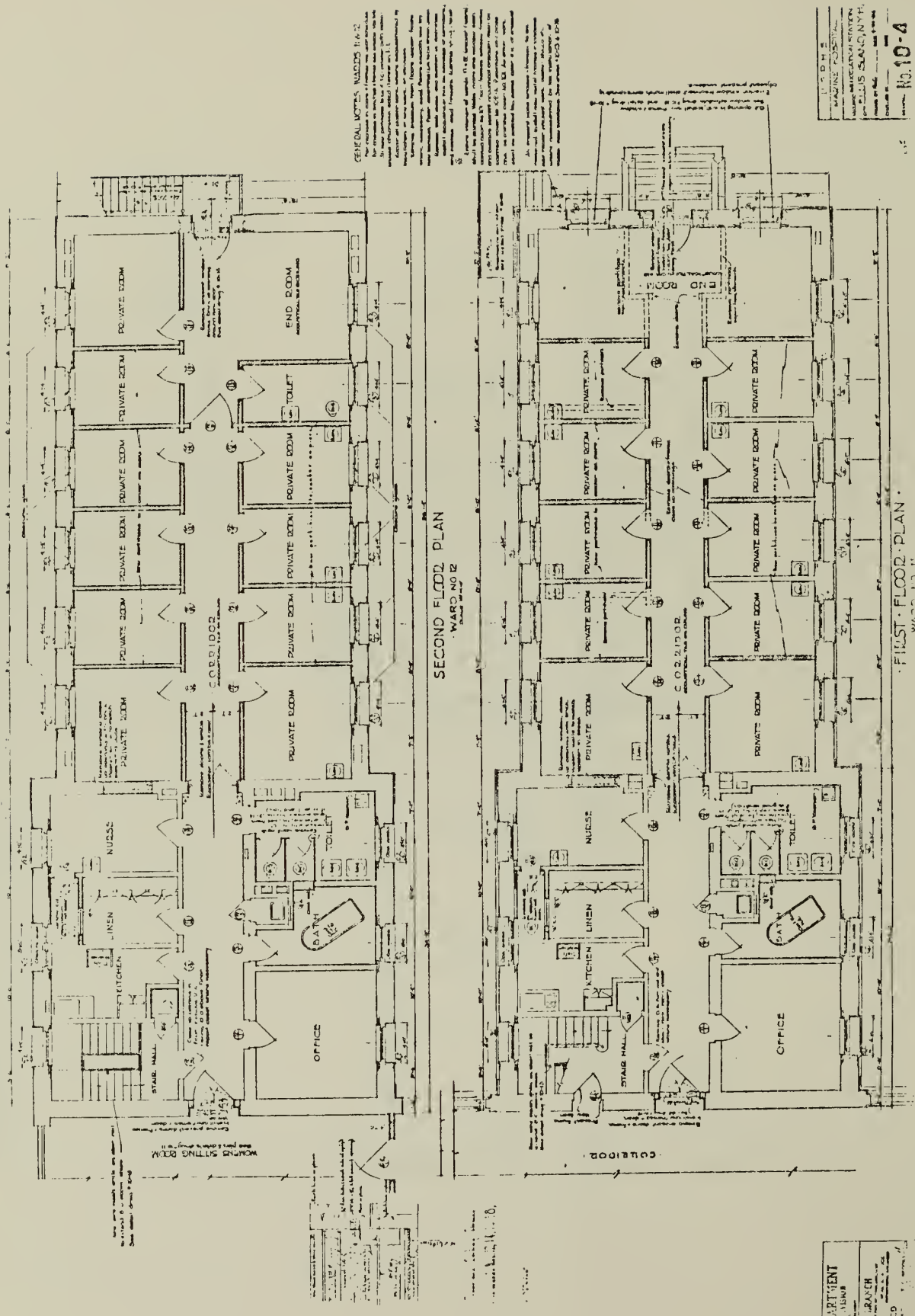




Alteration plan, plumbing and wiring, ward 13 (E), 6/17/15.

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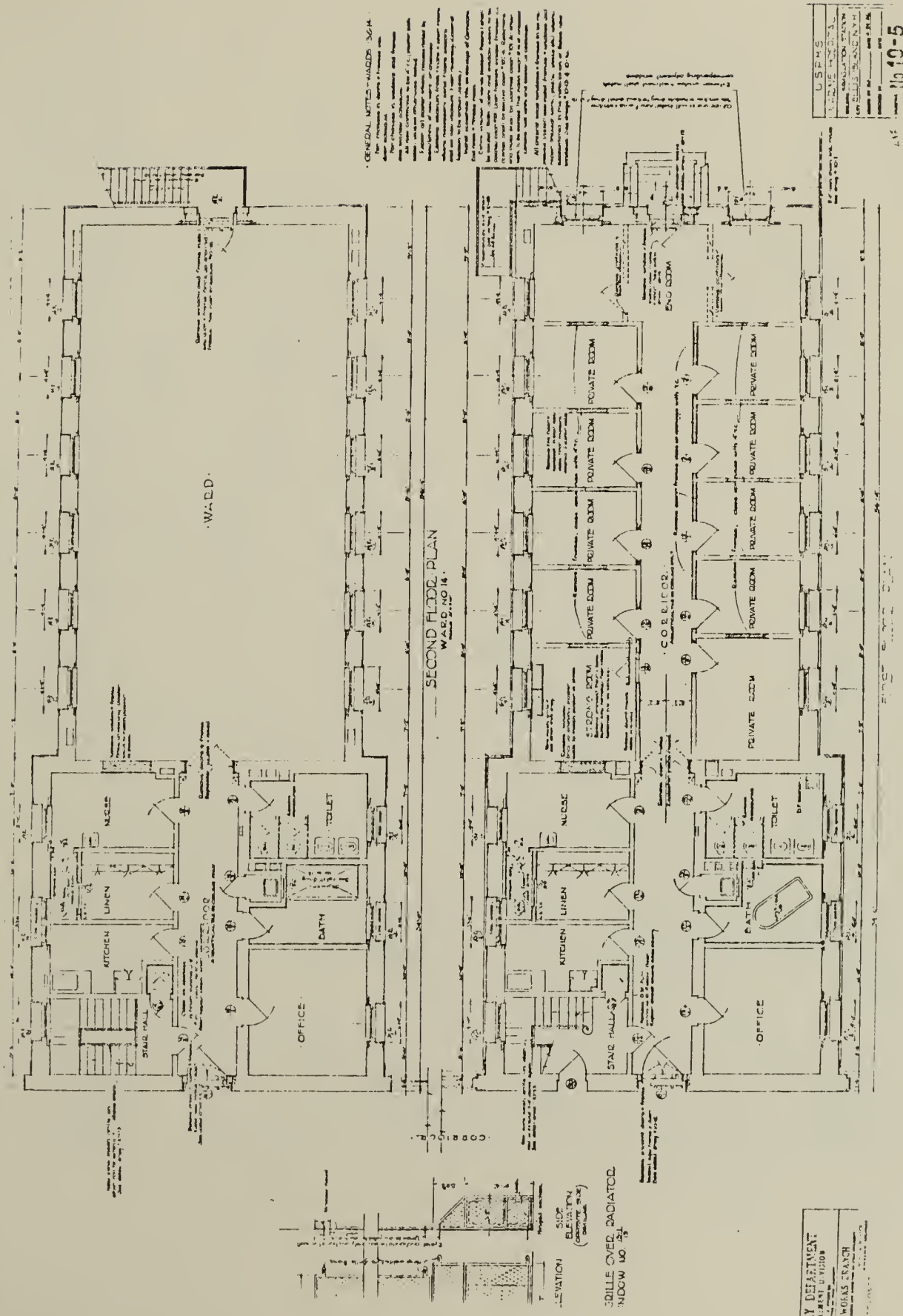
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Plans, measles wards 11 and 12 (G), 4/24/36.

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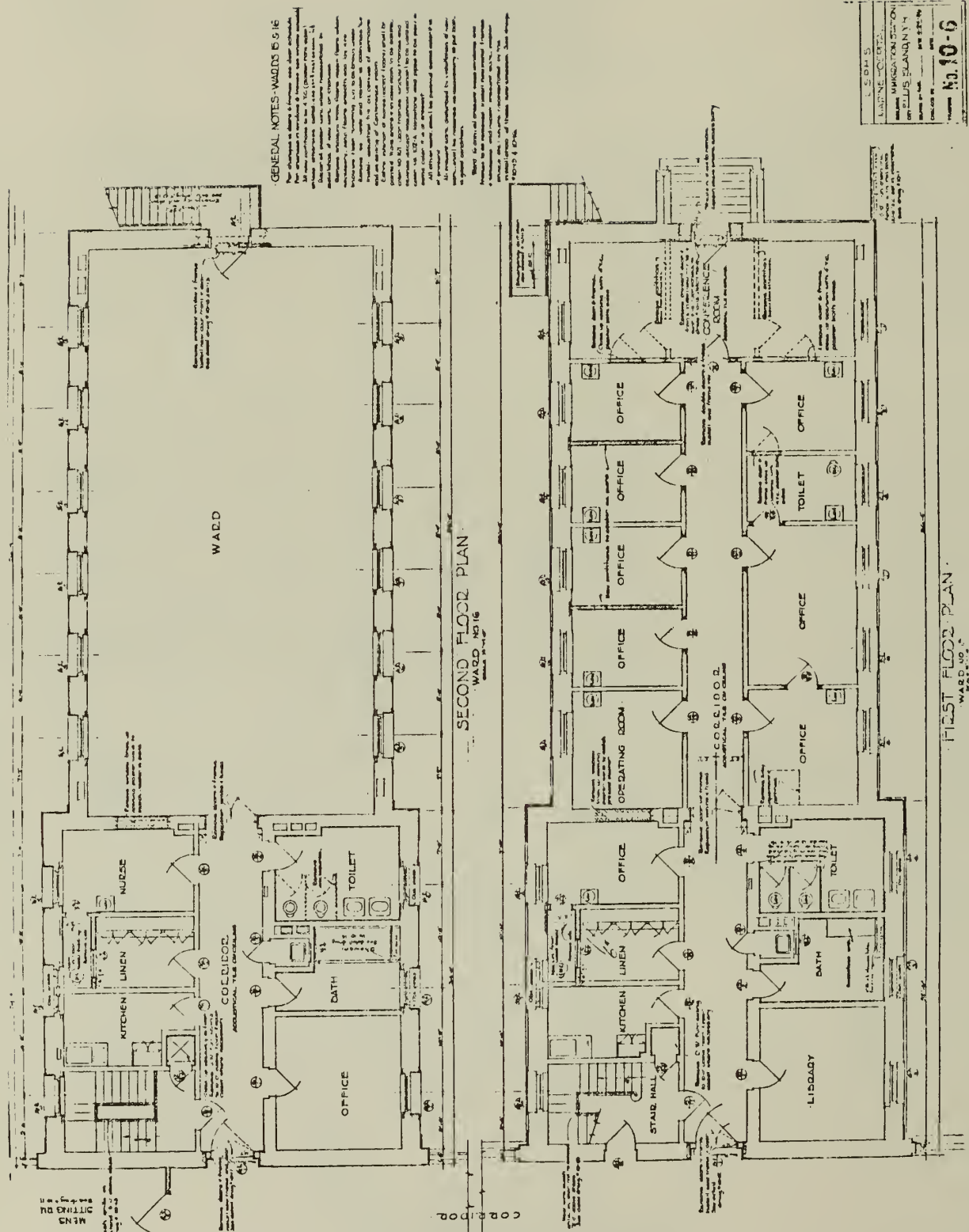
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Plans, measles wards 13 and 14 (E), 4/24/36.

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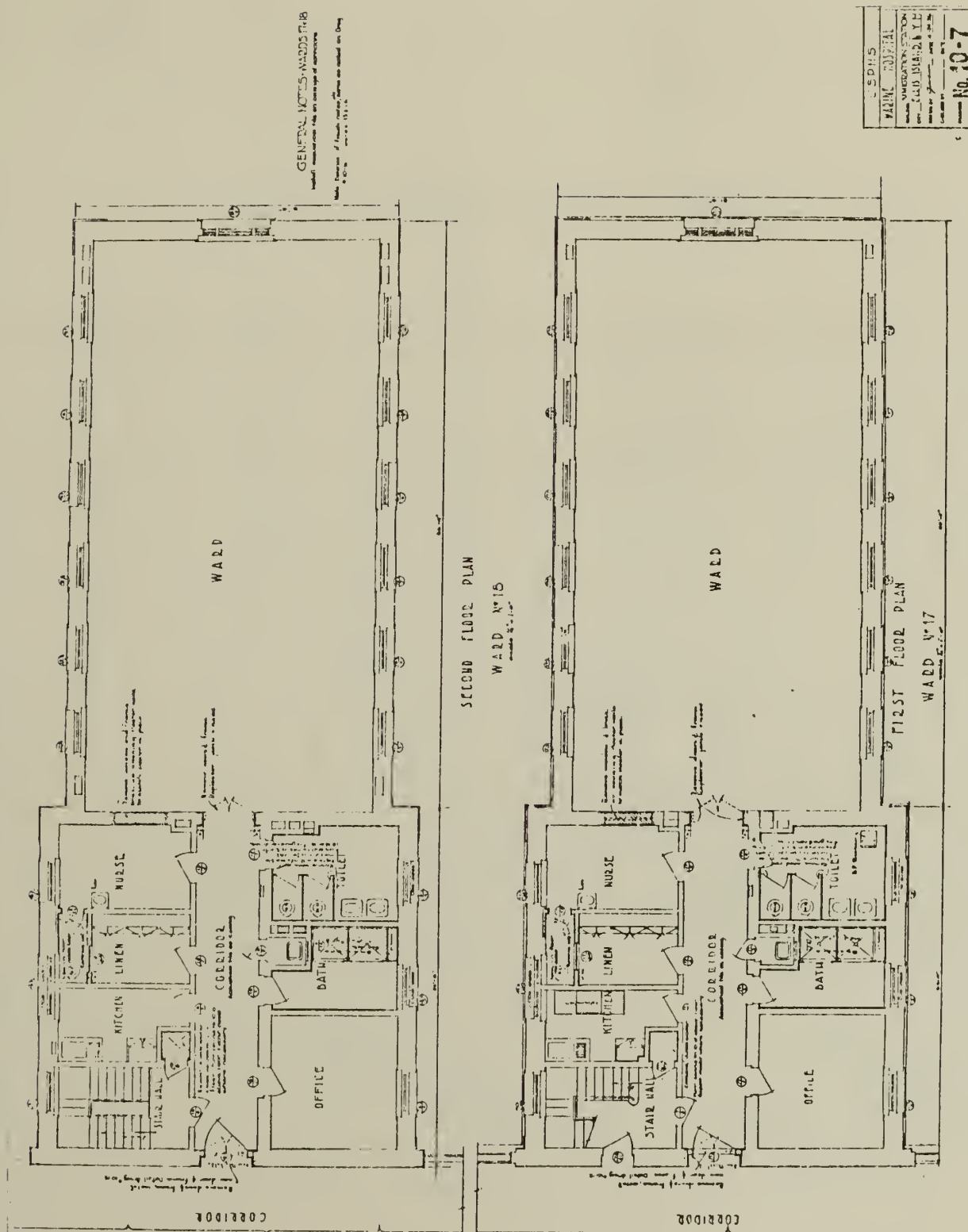


Plans, measles wards 15 and 16 (C), 4/24/36.

NPS Dwg. No. 356 43,953/6

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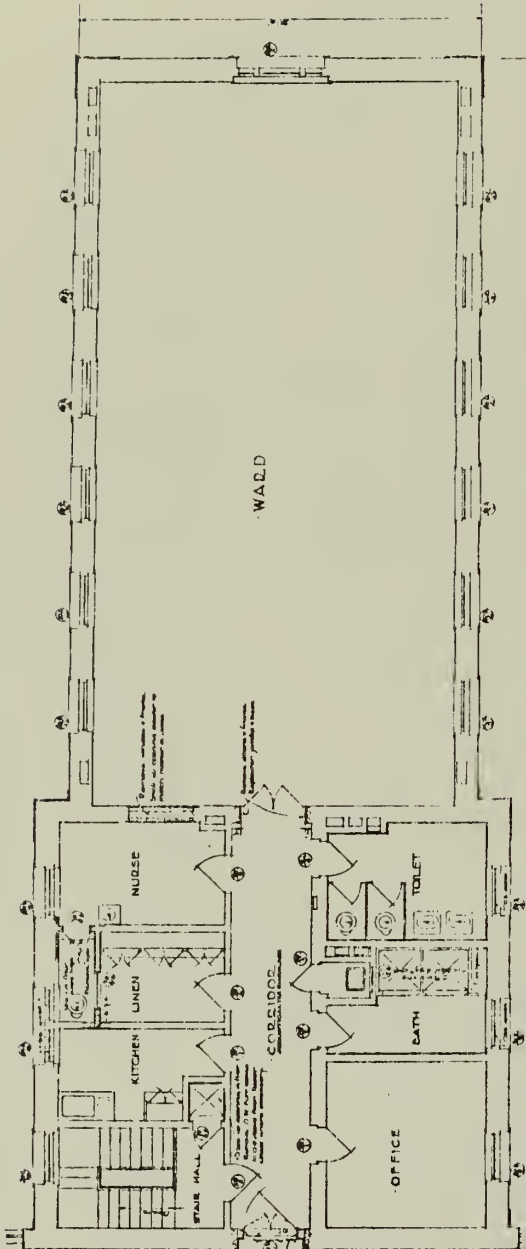
Plans, measles wards 17 and 18 (A), 4/24/36.

NPS Dwg. No. 356 | 43,953 / 7

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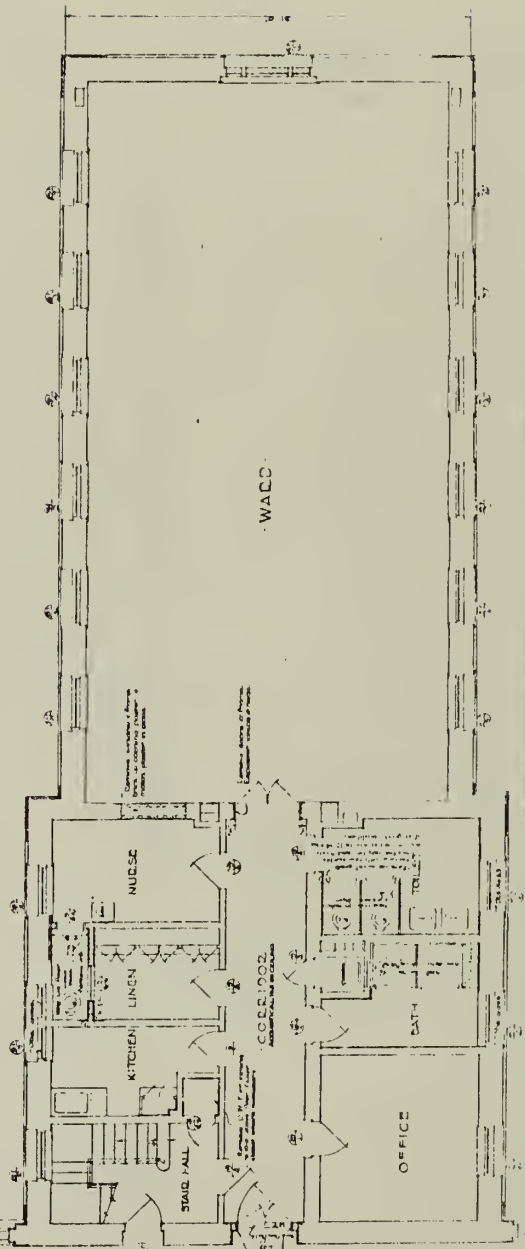
DATE	4/24/36
BY	W. J. H. H.
FOR	W. J. H. H.
APPROVED	W. J. H. H.

GENERAL NOTES  
- WARD 19  
- WARD 20



SECOND FLOOR PLAN

WARD NO. 20



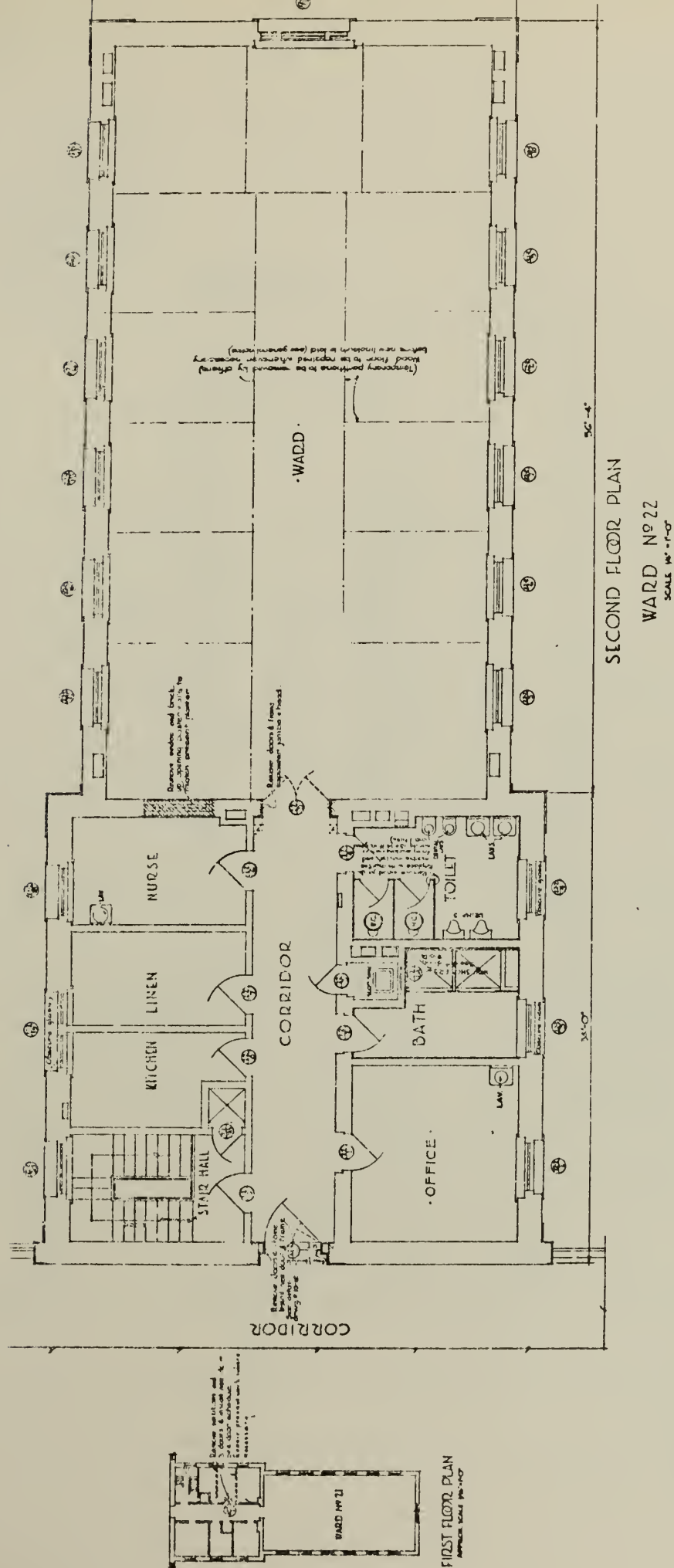
FIRST FLOOR PLAN

WARD NO. 19

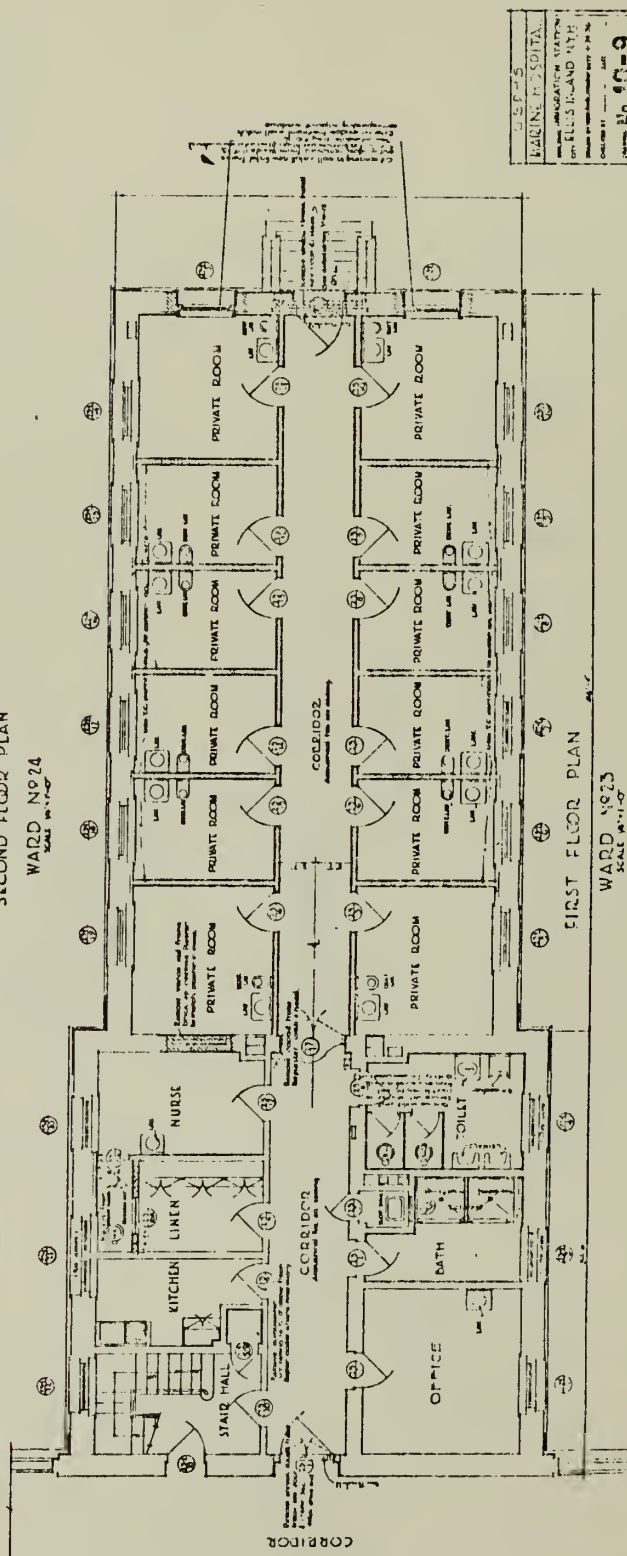
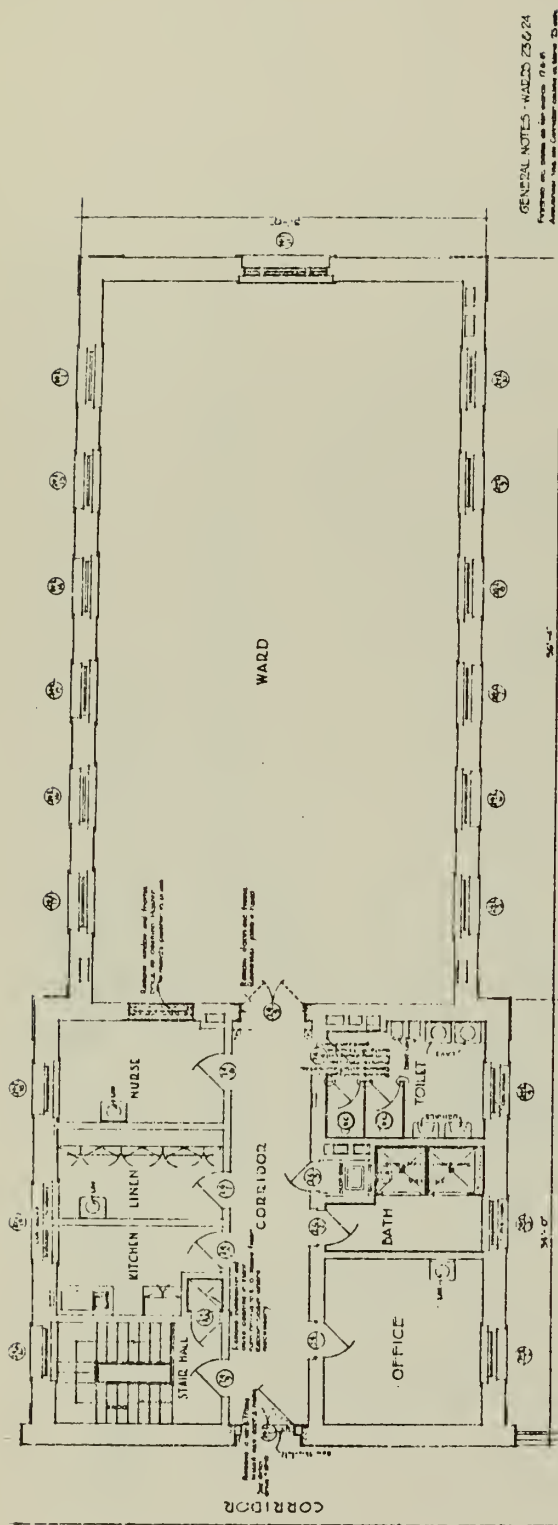
APPROVED	W. J. H. H.
DATE	4/24/36
BY	W. J. H. H.
FOR	W. J. H. H.

Plans, measles wards 19 and 20 (B), 4/24/36.  
NPS Dwg. No. 356 43.953/8

DSC JUL 88



Plans, measles wards 21 and 22 (D), 4/24/36.  
Excerpt, NPS Dwg. No. 356 43,953/2  
DSC JUL 88



Plans, measles wards 23 and 24 (F), 4/24/36.

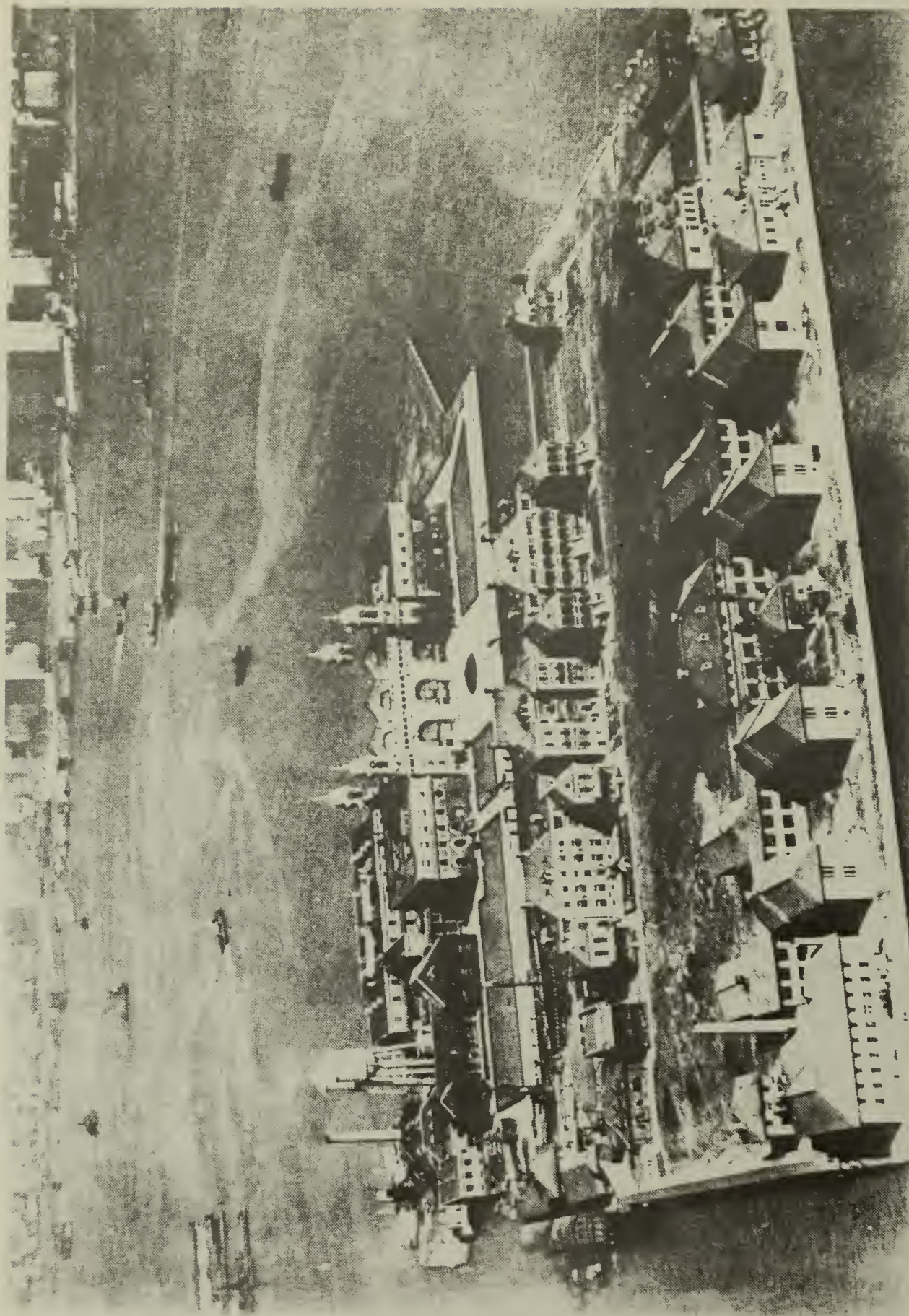
NPS Dwg. No. 356 143,953/9

DSC JUL 88



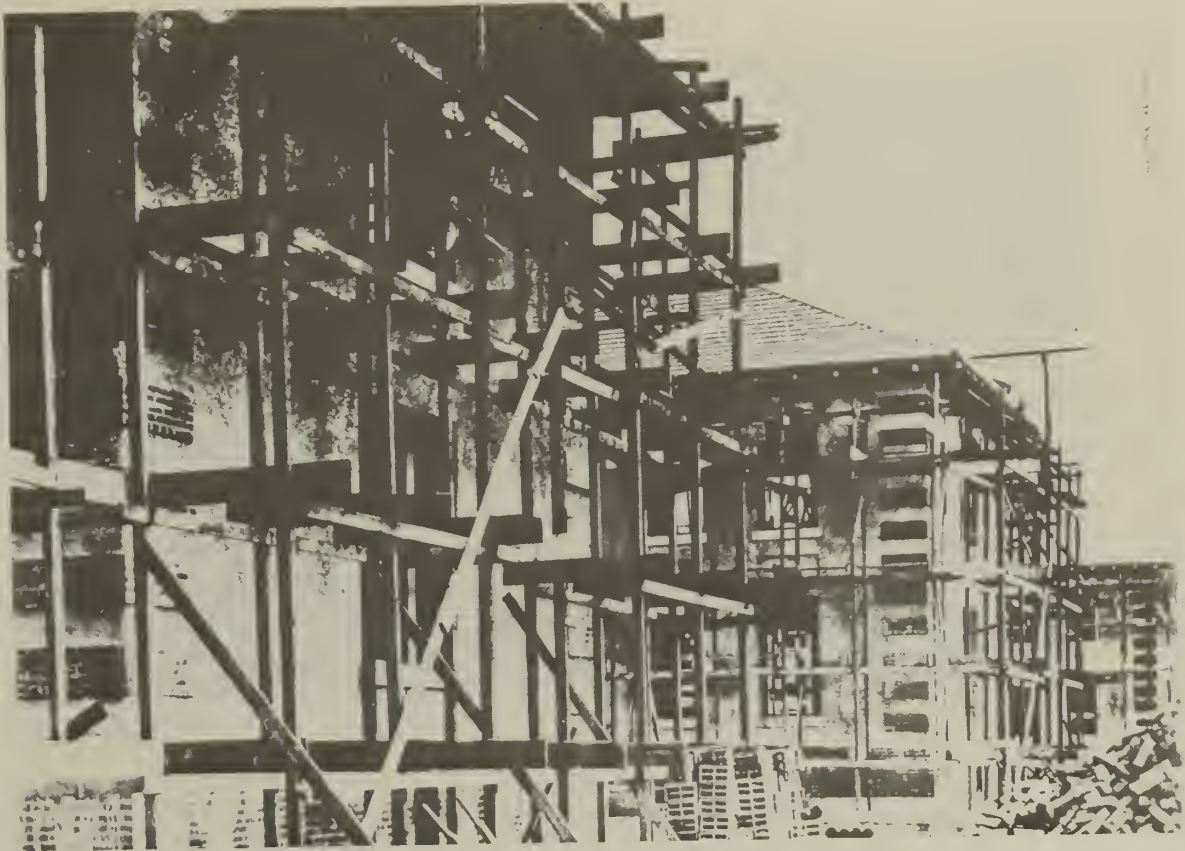






1. Aerial view of Ellis Island c. 1932-1934, with contagious disease hospital at bottom of photograph. National Archives.





2. Measles wards under construction, c. 1907-1909.  
National Archives.



3. Newly completed measles wards A and F and Powerhouse,  
1907. National Archives.



4. Measles ward D, west elevation, view east.



5. Ward D, east elevation fenestration.





6. Ward C, east elevation, view west.

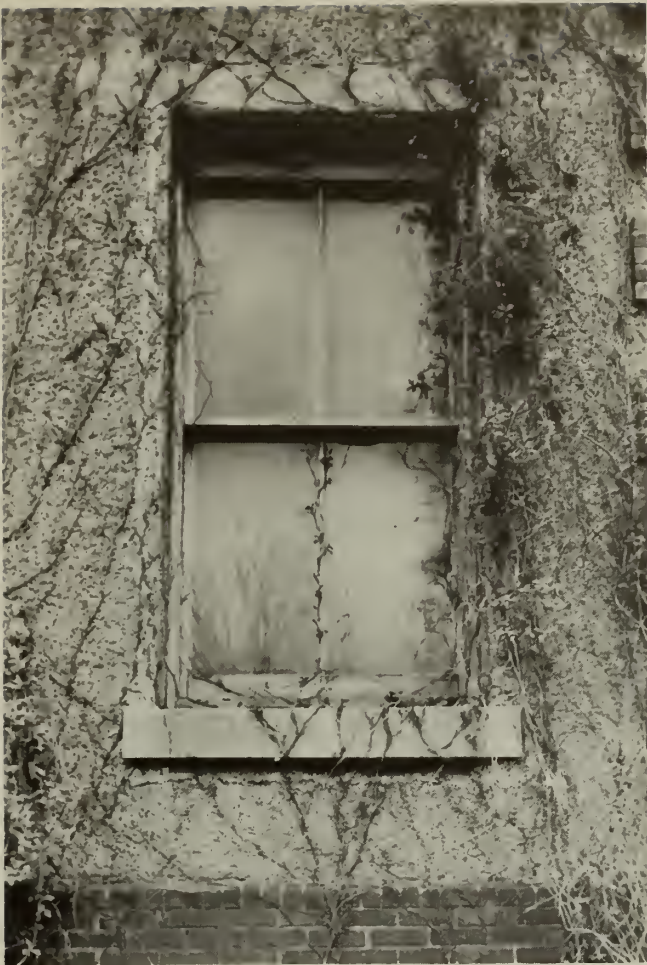


7. Ward G, north elevation, view south.

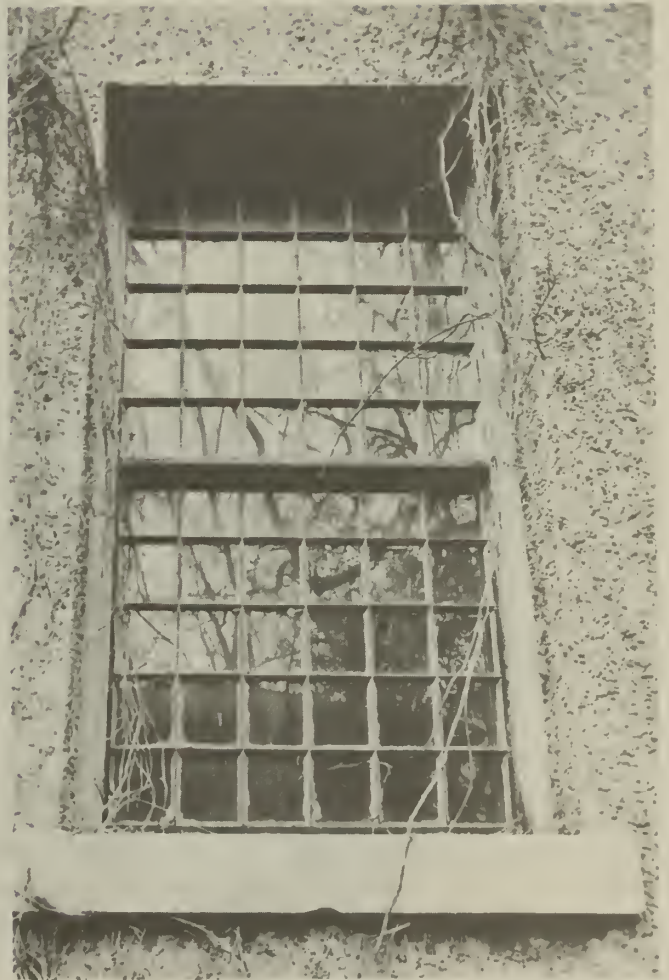


8. Ward G, north elevation,  
first floor entrance.





9. Typical measles ward double hung two-over-two window; east elevation, ward D.



10. Typical measles ward double hung, thirty-over-thirty steel sash window; east elevation, ward G.



11. Cracked and spalled stucco;  
east elevation, ward C.



12. Ward A, west elevation; efflorescence,  
brick base.





13. Ward D, west elevation; biological staining of brick base.



14. Ward B, south elevation; pitted and rusted metal door.



15. Ward C, north elevation;  
rusted fire escape.



16. Cracked concrete balustrade,  
north elevation, ward D.





17. Deteriorated chain link fence between wards A and E.



18. Gutter clogged by vegetation, south elevation, ward F.



19. Ceiling cracks, room 205, evident in wards A, B, and G.



20. Ward G, north elevation stoop; crack in concrete balustrade.





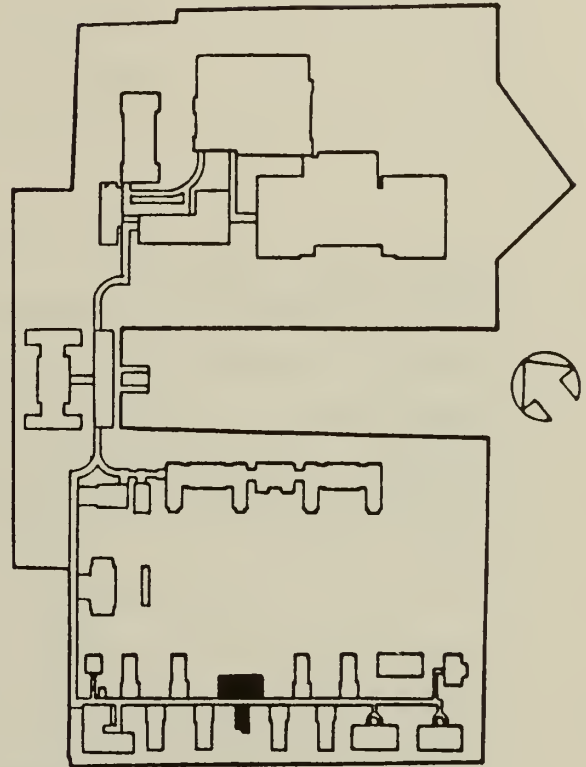
21. Cracks in stucco at window opening, north elevation, ward H.



22. Cracks in stucco at window opening, north elevation, ward H.



# ADMINISTRATION BUILDING AND KITCHEN



HISTORIC STRUCTURES REPORT UNITS 2, 3 & 4  
ELLIS ISLAND NATIONAL MONUMENT, NEW YORK/ NEW JERSEY

#### 4. Administration Building and Kitchen

- a. Construction History¹ (See Office Building and Mortuary, section a. Construction History, for a more detailed description of the development of Island 3.)

The administration building and kitchen were constructed during the year 1907 as part of the contagious disease hospital sited on Island 3. The entire contagious disease hospital was constructed under a \$250,000 appropriation approved by the Sundry Civil Act on March 3, 1905. Plans for the buildings were prepared by the office of the Supervising Architect of the Treasury Department (exhibits 1 through 11).

Lack of sufficient funding delayed the construction of a number of Island 3 buildings, as well as a two-story corridor from the administration building to the kitchen. However, the administration building and kitchen were considered to be of primary importance and were built in the first phase of construction of the contagious disease hospital (photos 1, 2 and 3).

In December of 1906, it was determined to construct only certain buildings of the proposed contagious disease hospital complex at a cost of \$201,590. The administration building, the kitchen, the powerhouse and laundry building, three measles wards, wards A, B and E and a number of interconnecting corridors were to be constructed immediately.

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¹ Harlan D. Unrau, Historic Structure Report, Ellis Island, Historical Data (Denver Service Center: U.S. Department of the Interior, 1981), 515-532.



A contract was let to the Northeastern Construction Company of New York City in January 1907 to erect the aforementioned buildings except for the heating, electric and elevator installations. By March 1907, piles were being driven for the buildings scheduled for the first phase of construction; 167 of these having been designated for the administration building and kitchen.

Alfred B. Fry, chief engineer and superintendent of the U.S. Public Buildings of New York City, was named to supervise the work. Because the contracting firm was asked to make an extraordinary effort to complete the buildings by January 1, 1908, it was determined to immediately prepare plans and specifications for the heating, ventilating, electric wiring and elevators in the hospital complex. In this way, the heating pipes, ventilating ducts and electric conduits could be placed in the building as it progressed.

In May of 1907, a number of proposals were made for changes in the plans of the administration building. Modifications were required in the administration building when plans for the installation of an elevator indicated that foundations were needed for the elevator hoist machinery. Originally it was intended to install the machinery in the attic immediately over the elevator shaft. It was necessary to support the machinery on piles and to provide enclosing walls around its compartment. The building had no cellar, and the original plans made no provision for the accommodation of elevator machinery.

During the summer of 1907, at least three contracts had been let for the installation of electrical wiring and heating apparatus in the buildings that were nearing completion. These were as follows: One to Isador Fajans for electrical wiring with an expiration date of January 13, 1908; one to L.H. Woods for electrical wiring with an expiration date of December 16, 1907; and another to Evans, Almirall & Company

for heating apparatus with an expiration date of December 16, 1907.

A contract was executed with the Northeastern Construction Company on October 14, 1907 for the second phase of construction, measles C, D and G, isolation ward I, the staff house, mortuary and a number of connecting corridors. As the construction of these buildings got underway in November, the Northeastern Construction Company reported that measles wards A, B and E, the administration building, the kitchen and the powerhouse and laundry were completed and ready for a final inspection. Although the contract called for the completion of the buildings by November 1, 1908, the company had hurried its completion in compliance with the wishes of Ellis Island officials.

A final inspection of the buildings was held in December of 1907 and the work was found to be in substantial compliance with the specifications. A number of recommendations were made at this time which included the installation of temporary steam heat during the winter months. The buildings were turned over to the government in late December of 1907 or in early January 1908. Within a short time, temporary arrangements for heating the buildings were provided by installing the permanent main supply and return pipes in the existing pipe tunnel and by making a temporary connection of supply at the nearest point on Island 2 and a temporary return connection at the powerhouse on Island 1.

The entire contagious disease hospital was completed sometime during the spring of 1909. However, the buildings were not occupied as there was no equipment for the treatment and care of the sick, and unfortunately, no funds were available to purchase such items.

During the early months of 1910 several improvements were contemplated for the contagious disease

hospital. A hot water circulation system was installed. In addition, Commissioner Williams requested permission to connect the fire alarm on the island directly to the high power pumps in the powerhouse on Island 1.

In October 1910 it was reported that the contagious disease hospital was ready for occupancy except that it could not be lighted and a decision was made to install electric tie lines connecting the Island 3 powerhouse with the powerhouse on Island 1.

The entire contagious disease hospital was opened for occupancy on June 20, 1911.

#### b. Exterior

##### i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the administration building and kitchen were not measured by an architectural team, and drawings at 1/8" scale showing their "as found" conditions were not prepared. In substitution for "as found" drawings, archival drawings of the administration building and kitchen have been reproduced, to depict elevations, sections and relevant details for purposes of illustration in this report. See exhibits 5 through 8 and 11.

##### ii. History

A number of contracts for work completed on the exterior of the buildings of Island 3 are of a general nature and do not specify the repairs undertaken on individual buildings. For purposes of completeness, general contracts, as well as those let for individual structures have been included in this section.

With the completion of the contagious disease hospital complex in 1908, Island 3 structures were assigned building numbers. The administration building became building number 9 and the kitchen, number 8.²

As soon as the contagious disease hospital was opened for occupancy, it was found that some improvements were necessary, including the enlargement of the kitchen building. Additions to cooking, lighting, heating and plumbing facilities were undertaken for a total cost of \$30,000.³

The Sundry Civil Act approved on August 1, 1914, contained appropriations for two improvement projects on Island 3. These were the extension of the fire alarm system to the hospital islands and the installation of saltwater service lines to the contagious disease hospital. The work was completed sometime in late 1914 or early 1915.⁴

On the night of July 30, 1916, a major explosion at the railway terminals on Black Tom Wharf in New Jersey seriously affected Ellis Island. The walls, ceilings, roofs and foundations of the hospital buildings were weakened, and many window casings and doors were blown out. The repairs to the Ellis Island facilities took about a year to complete and cost nearly \$400,000.⁵

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2 Harlan D. Unrau, Historic Resource Study (Historical Component), Volume III, (U.S. Department of the Interior, National Park Service, 1984), 1255.

3 Unrau, Historic Structure Report, 533.

4 Ibid, 535.

5 Ibid.



On March 1, 1918 the hospital complexes on Islands 2 and 3 were turned over to the U.S. Army by the Department of Labor and administered as a unit until June 30, 1919, when they were returned to the Public Health Service. A high pressure fire system was installed in the contagious disease hospital buildings during this period.⁶

Sometime after the U.S. Public Health Service reclaimed the administration of the hospitals on Islands 2 and 3, the buildings of the contagious disease hospital were redesignated with new numbers and names. The administration building and kitchen retained their original names.⁷

During the fall of 1926 various repairs were made to the leaking roof, gutters, dormer windows, hips, valleys, leaders, drains and ventilators of all the buildings and covered passageways on Island 3. The repairs were guaranteed to be watertight and leakproof for two years.⁸

During the summer of 1928, a contract was let for the installation and repair of fly screens on the hospital buildings on Islands 2 and 3. The screens were of 16 x 16 mesh solid bronze wire and were guaranteed to be insect-proof for one year. Three screen doors were repaired on the first floor of the administration building, and two doors were repaired and one new double swing door installed in the kitchen

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⁶ Ibid, 536.

⁷ Ibid, 538.

⁸ Ibid, 544.

building. A number of wood frame windows were installed in both buildings at this time as well.⁹

In September 1931, a contract was let to the Quintine Realty Company of New York City to make repairs and replacements to all the roofs on Island 3 at a cost of \$4,960. The work included the repair of tile, slate, metal and composition roofings as well as the valleys, flashings, gutters, downspouts, ventilators and skylights. In addition, the wooden soffits of the roof eave overhangs and the plastic floorings were painted. The contract was completed in February 1932.¹⁰

Another contract was let to the Quintine Realty Company of Bloomfield, New Jersey, in September 1931 to paint the exteriors of all the buildings on Island 3. The work consisted of painting the exterior wood and metal surfaces including the approaches, connecting corridors and passages of the structures. Steel sash and metal covered doors were painted as were iron window guards, grilles, screens, balconies and porches. The perimeters of the exterior door and window frames were painted and caulked. The work was completed in December 1931 at a cost of \$2,790.¹¹

In October 1931, a contract was let to the American Elevator and Machine Corporation of New York City to repair the two elevators on Island 2 and the single elevator in the administration building on Island 3. Included in the work on

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⁹ Ibid, 545; Specifications for Fly Screens on Islands No. 2 and No. 3, U.S. Department of Labor, Immigration Service, Ellis Island, New York, June 1928 (Denver Service Center: Ellis Island Architectural and Maintenance Records 1898-1955), Inventory Number 132, 17-20.

¹⁰ Unrau, Historic Structure Report, 548.

¹¹ Ibid, 549.

the single elevator (elevator 10) in the contagious disease hospital were the repair of the annunciator system, the repair of all hatchway doors, car gates and gate locks, the repair of electric gate connections, the installation of a new car gate contact, new drum bearings and new thrust bearings, the repair of the cam on the car and cam locks, and the overhaul of car switches. The work was completed in February 1932.¹²

In June 1932, a contract was let to the Orange Screen Company of New York City to install insect screens on all the buildings on Ellis Island. Window screens were installed in the kitchen at this time.¹³ Metal insect screens and weather stripping were also installed on a number of Island 3 windows and doors in June of 1938, and the kitchen and administration building may have been included in this contract.¹⁴

In January of 1939, a WPA contract was let for the pointing of the brick work of the administration building as well as a number of Island 1 buildings.¹⁵

The hospital complexes on Islands 2 and 3 were closed on March 1, 1951. While the hospital complex on Island 2 was taken over temporarily by the U.S. Coast Guard after

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12 Ibid, 550, 551.

13 Ibid, 532.

14 Ibid, 568.

15 Sponsor's Design Unit for New York State Projects for U.S. Department of Labor, Immigration and Naturalization Specifications for Pointing Brick Work, January 20, 1939 (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898-1955), Inventory Number 96, 84-1, 84-2.

that date, the buildings on Island 3 were apparently left vacant.¹⁶

### iii. Description

The Island 3 administration building is located at the center of the contagious disease hospital, and faces the landfill between Islands 2 and 3 (see exhibit 12). The 3-1/2 story masonry load bearing structure, with reinforced concrete flooring system and wood framed, red tile, hip roof, is nine bays wide on the north facade, and five on the east and west (photo 4). The south elevation, except for the nine third floor windows, is obscured by the enclosed two-story east/west corridor 9C which passes between the administration building and kitchen and links the buildings of Island 3. Construction materials and general detailing are the same as other Island 3 structures, and include a red brick base with a granite sill, header-course water table, large aggregate stucco-over-brick walls, and exposed brick quoins, springers and keystones.

At each bay, windows of the first and second stories are recessed within a two-story arch embellished with brick springers and keystones. A sunken panel is located at spandrels between the first and second stories. The second floor window heads are arched to echo the surrounds. The third story is set apart from the first and second stories by a brick belt course, and windows are set within square recessed brick surrounds which alternate with projecting concrete panels (photo 5). All windows have two-over-two double hung wood sash and limestone lintels. (photo 6).

At the center of the north, or principal facade, is a doorway with a sculptured limestone surround and

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¹⁶ Unrau, Historic Structure Report, 571.



sweeping granite steps similar to that of the office building. Rusticated Doric columns and pilasters on either side of the doorway support a full Doric entablature with a broken arched pediment. The entrance is fitted with double, single-light, two panel, transomed doors (photo 7). A circa 1920's photograph of the female nursing staff depicts the lower portion of the north entrance to the administration building (photo 8).

Single doors on the east and west elevations have simple granite stoops with iron balustrades and no surrounds. The roof is hipped and is pierced by eight, round, five-light wood, pivot sash dormers; three on each of the north and south hips, and one on each of the east and west. One hooded copper ventilator is located at each end of the ridge of the roof (photo 9).

Located directly behind the administration building, on the other side of the two-story enclosed corridor, is the one-story kitchen. A masonry load bearing structure with wood framed, red tile, hip roof, the kitchen is three bays wide on each facade. Construction materials and detailing are identical to other Island 3 structures, and include a red brick base with granite sill, header course water table, large aggregate stucco-over-brick walls, and exposed brick quoins, springers and keystones (photo 10). Windows have segmental arched heads, limestone sills and two-over-two double hung wood sash. A four-light, two-panel wood door on the south elevation opens onto a granite and brick stair. Evidence of a porch, now removed, remains on the south facade (photo 11). A tall brick chimney stack runs up the east facade and a square, hooded ventilator intersects the ridge of the tile-covered hip roof (photos 12 and 13).

#### iv. Existing Conditions

A field survey of the existing conditions of the administration building and kitchen was conducted in December and May of 1986. In general, these structures exhibit the same types of deterioration for like conditions as the other buildings of Units 2, 3, and 4. A description of the various types of deterioration can be found in section III, appendix A.

The buildings of Units 2, 3, and 4 have, as those of Unit 1, experienced exposure of high winds (particularly from the north), fog, salts, intense solar radiation, condensation and other harsh weathering conditions. Constant, erosive forces such as moisture, salt penetration and solar radiation seem to have been the primary agents for most of the deterioration mechanisms observed.¹⁷

A special survey form has been developed which offers a descriptive summary of the types, levels, and locations of deterioration for each material utilized in the buildings of Units 2, 3, and 4, as well as a relative assessment of condition for each material used and for the building as a whole. See section III, appendix A.

The large aggregate stucco (pebble dash) surfaces of the administration building appear in sound condition with random areas of cracking. Carbon soot staining is evident in protected areas such as upper wall areas and the undersurfaces of window openings (photo 14). Green biological staining coats

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¹⁷ Prepared for the U.S. Department of the Interior/National Park Service by Beyer Blinder Belle/Anderson Notter Finegold, Historic Structures Report, Unit One Buildings, December 1985, 30.

lower pebble dash surfaces. English ivy vine cover obscures some sections of the west elevation and most of the north elevation.

Brick surfaces are in good condition with occasional damage to brick quoining in areas where downspout removal has dislodged the brick. The brick base exhibits efflorescence and green biological staining which extends upwards spottily over lower quoining (photo 15).

Stone surfaces exhibit general surface weathering with green biological staining appearing on the granite sill. The limestone north portico is greatly obscured by vine cover (see photo 7).

Wood window sash exhibits general weathering with flaking loss of painted finish exposing underlying wood subsurfaces. Breakage, loss and opaque patterned glass infill of window glass occurs randomly on the first and second floors (photo 16). Some breakage occurs also in the windows of the east elevation on the third floor.

Metal surfaces such as the iron railing of the west elevation stair suffer from general surface rusting.

Roof tile of the north, east and west elevations appears in good condition with the loss of one ridge capping tile of the northwest hip near the eave. Both hooded sections of the two copper roof ventilators are missing. There is random loss of bull's-eye dormer window glass on the north and east elevations (see photo 9). Downspouts generally remain extant (photo 17). The wood eave displays surface weathering and loss of painted finish which has resulted in some eave areas assuming a dark coloration.

The exterior surfaces of the kitchen are in fair condition displaying greater deterioration than those of the administration building.

Pebble dash wall coatings of the kitchen have experienced some infill/repair with a gray cementitious material in the area of a removed structure once attached to the south elevation. Wood plugs fill "bolt" holes delineating the ghost perimeter lines of the removed structure (photo 18). A window with brick keystone and springers has been installed at the center of the south elevation within the area of the removed structure's outline. Tar adheres to the upper areas of this window (photo 19). Gray overpaint is also evident over areas of the south elevation. Some spalling of the pebble dash, exposing the brick subsurface, has occurred at the west elevation of the kitchen's connector to corridor 9C (photo 20).

Carbon soot coats the surfaces of the east and west elevations of the kitchen. Severe green biological staining occurs under removed downspouts of the west elevation. An oyster shell has been mixed into the aggregate stucco coating and is visible in the lower east section of the south elevation.

Brick surfaces exhibit random flaking loss with severe damage occurring on the west elevation of the kitchen's connector to corridor 9C where the brick base has collapsed. Some damage to the water table course occurs at the south end of the east elevation, and rusting metal pipes protruding from the base on the east end of the south elevation have caused some displacement and loss of brick (photo 21). Efflorescence is evident on brick window keystones and springers.

Wood sash windows exhibit general surface weathering with metal sash windows of the connector to corridor 9C displaying deterioration common to the metal windows



of the adjoining covered way 9A. Limestone sills exhibit general surface weathering. Window glass suffers from random breakage. Two windows, one on either side of the east elevation chimney, have been infilled and tar smeared above these infill areas (photo 22). The wood door of the south elevation exhibits flaking loss of pale green overpaint, a color noted on some exterior doors of corridor 9C.

The south elevation metal stair railing displays general surface rusting and loss of painted finish. The major section of the east metal railing has been removed; the lower newel remains (photo 23).

Roof tile of the kitchen appears in fair condition with some broken tile visible on the east elevation. Roof tile of the west elevation is obscured by vegetative growth rising from clogged gutters which covers 50 percent of the tile surface (photo 24). The hooded ventilator suffers from loss of copper cladding. The flat, composition roof of the connector leading to corridor 9C exhibits a deteriorating tarred surface.

The relative structural and exterior/interior finish conditions for the buildings of Units 2, 3, and 4 have been depicted on plans of the various building complexes, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope of this report. See exhibits 5, 6, 7 and 8 of that section.

#### c. Interior

##### i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the administration building and kitchen were not surveyed in close detail and drawings at 1/8" scale

showing their "as found" interior conditions were not prepared. In substitution for "as found" drawings, archival drawings of the administration building and kitchen have been reproduced, some having been graphically enhanced to depict the plans, elevations, sections and relevant details for purposes of illustration in this report. See exhibits 1 through 4 and 9 through 11. In addition, 1906 plans of the first, second and third floors of the administration building, and a 1906 plan of the kitchen building have been graphically coded with a numbering system which will be referred to in following sections of the text. See exhibits 13 through 16.

## ii. Description

According to original 1906 plans, the first floor of the three-story administration building is based on a circulation system in which a north/south central hall is bisected by an east/west double-loaded corridor. The building's main entrance opens into a vestibule which then opens into the central hall. North facing rooms are symmetrical across this north/south axis with two large rooms flanking the hall, and a series of four small bath and dressing rooms in each of the northeast and northwest corners. A staircase, dining room and serving room are located in the southeast quadrant of the first floor, while an elevator, two toilet rooms and a large room of undesignated use are located in the southwest quadrant. A double door exits from the south end of the central hall into the first level of corridor 9C, the two story east/west corridor which links the buildings of Island 3, and a door at each end of the east/west corridor exits to the outside.

As on the first floor, the second floor of the administration building is bisected by a double-loaded east/west corridor, but the north/south central hall exists in the southern half of the floor only, where it gives access to the staircase and elevator, and the second level of the two story

Island 3 connecting corridor, 9C. The northern portion of the floor is divided into seven rooms, one closet and two bathrooms, while the southern side contains the central hall, the elevator, staircase, seven rooms, a bathroom and two vestibules.

The third floor plan is based on the same system of circulation as the second floor. The northern side of the floor, however, is divided into nine equally sized bedrooms, each a single bay wide and entered from the corridor. The south side contains six rooms, two bathrooms and a vestibule, as well as the elevator, stairs and central hallway.

According to original plans for the one story kitchen building, the south entrance opens into a small hallway which is linked to a refrigerator room by two doors on the east wall. The north end of the hall opens into the kitchen itself which has a central double door on the north wall exiting into the east/west corridor linking the buildings of Island 3. A pantry with six built-in cabinets is located in the southeast corner of the building and is entered from the kitchen.

### iii. History

#### 1. Historic Room Use

The administration building was designed to serve as an administrative facility for the contagious disease hospital with office space, reception area and spaces for receiving and discharging patients. The building also served as hospital staff quarters as well as housing operating facilities on its second floor.

An August 1906 set of first, second and third floor plans show the first floor utilized as the administrative portion of the building with an office in room 101, reception room in room 109, dining room and serving room in

rooms 103 and 104, and a room which was unassigned in room 107. Two groupings of four rooms served as hospital discharging and receiving areas. A discharging room was located in room 102D, discharging and dressing rooms in rooms 102A and 102C, and discharging bathroom in room 102B. A receiving room was located in room 108A, receiving dressing and undressing rooms in rooms 108C and 108D, and a receiving bathroom in 108C. Occupying the remaining first floor spaces were a women's toilet, room 106, toilet, room 105, corridors H101 and H102 and a north facing formal entry vestibule, H101A.

The second floor served as hospital staff quarters and operating facilities. Operating facilities were located in two rooms: an operating room in room 214, and sterilizing room in room 215. Staff quarters were located in two main clusters with interns' quarters housed in an interconnecting group of four rooms, with an interns' setting room in room 201, which was connected to bedrooms located in rooms 202, 203 and a bathroom in room 201B. Nurses' quarters were located in four rooms with a nurses' sitting room in room 209 and bedrooms in rooms 208, 210 and 211. A bathroom, room 213, located across the hall probably served as a nurses' bath, and a bedroom, room 212, situated next door may also have been utilized for nurses' housing. Two bedrooms, rooms 205 and 206, and a bathroom, room 204, which opened off an intermediary vestibule, H202, were located across the hall from the interns' quarters. These sleeping quarters may have also housed interns. A linen room was located in room 207.

The third floor may have been utilized as staff housing as well, with twelve small bedrooms of similar size located in rooms 301 through 304, room 307, and rooms 310 through 317. One additional bedroom, room 306, varied in size from the others and was located off an intermediary



vestibule which may have indicated a difference in status of the person who occupied the room.¹⁸

An August 1906 floor plan of the kitchen shows it being solely utilized for food preparation. The kitchen was to serve the contagious disease hospital with the exception of the powerhouse and laundry building and the isolation wards which were serviced by the kitchen located in the powerhouse and laundry building.¹⁹

A plan of the second floor of the administration building dated February 12, 1923 lists two changes in room use; the original interns' sitting room, room 201 and the nurses sitting room, room 209 have become day rooms.²⁰

Another set of 1923 floor plans (exhibits 17 and 18) show some changes having occurred on the administration building's first and second levels as well within the kitchen. The four-room receiving area on the first floor of the administration building has been converted to a one-room space and the four-room discharging area converted to three rooms, with the wall removed between the undressing room and

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¹⁸ Archival Drawings, First Floor Plan, Administration Building, Measles Hospital, Treasury Department, August 8, 1906, Park Service Number 43.902A:2, Original Number 102; Second Floor Plan, Administration Building, Measles Hospital, Treasury Department, August 8, 1906, Park Service Number 43.902A:3, Original Number 103, Third Floor Plan, Administration Building, Measles Hospital, Treasury Department, August 8, 1906, Park Service Number 43.902A:4, Original Number 104.

¹⁹ Archival Drawing, Detail of Kitchen, Treasury Department, August 15, 1906, Park Service Number 42.903A:16, Original Number 115.

²⁰ Archival Drawings, Second Floor Plan, Administration Building, February 12, 1923, Park Service Number 43,916:3, Original Number 3.

discharging room, rooms 102A and 102D. A doorway has also been cut between the original women's toilet, room 106, and the unassigned room, room 107. Toilet fixtures have been removed and two sinks installed indicating a change of use.

The 1923 second floor plan shows a door having been installed between bathroom 213 and bedroom 212 and partition walls constructed in the original bedroom, room 208, dividing that space into three smaller spaces. Room use is not indicated on these drawings, with the exception of the operating and sterilizing rooms which remain in the same locations as indicated on earlier plans. However, a January 1924 report to the Surgeon General lists the second floor of the administration building as being used as employee quarters for "A.A. Surgeons," unmarried interns, chief nurses and dieticians.I.²¹ The third floor plan shows the original bedroom, room 310, converted to a bathroom containing three bathtubs.²²

The 1923 plans indicate that the kitchen has undergone some interior renovations with the partitioning between its pantry, room 102, the walk-in refrigerator, room 103, and rear hall, 104, removed and new partitioning for two rooms at the building's northern end having been erected.²³ These changes may have occurred in 1913-1914 when the kitchen was cited as having been "enlarged." Additions

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²¹ Unrau, Historic Resource Study, 645.

²² Archival Drawings, First Floor Plans, Renewal of Plumbing System And Installations, Island No. 3, U.S. Department of Labor, May 4, 1923, Park Service Number 43.917:2, Original Number E967-2; Second and Third Floor Plan, Renewal of Plumbing System And Installations, Island No. 3, May 4, 1923, Park Service Number 43.917:5, Original Number E967-5.

²³ Ibid, First Floor Plans.

to cooking, lighting, heating and plumbing were also installed at this time.²⁴

In 1923, Sir A.C. Geddes, British Ambassador to the United States, visited Ellis Island. Geddes described the contagious disease hospital facilities and concluded that the kitchen was excellently arranged and the quality of the food good.²⁵

A 1924 Annual Report of the Surgeon General of the Public Health Service describes some aspects of the Island 3 kitchen. Food prepared in the kitchen was conveyed on insulated carts and portable thermos boxes from the kitchen to service rooms adjoining the wards and then on trays to wards. The food was classified as sufficient, appetizing and good. Milk and bread was purchased by contract, while eggs, vegetables, meats and fish were bought on the open market. Storage facilities and refrigeration units, however, were inadequate in size, and not sufficiently cold to keep products for any length of time. Dishes used on Island 3 were put through a utensil sterilizer after washing and were not removed from the island.²⁶

In a May 1986 interview with the National Park Service, Albin Maskelony, who worked on Island 3 as an employee of the U.S. Immigration Service from 1934 to 1937 described insulated carts as being used to transport food to the wards. He also clarified the usage of a number of areas within the Island 3 complex buildings. Maskelony described the insulated carts as being approximately 4'-5' x 3' x 40" and fitted with sterilizing or drying elements. Dishes were washed

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²⁴ Unrau, Historic Structure Report, 533.

²⁵ Ibid, 536.

²⁶ Unrau, Historic Resource Study, 642.

in each ward after use, and loaded on the cart which was plugged into an electrical outlet located in the corridor outside each ward. The carts remained outside each ward overnight. According to Mr. Maskelony, the northeastern room of the kitchen partitioned in 1923 was used for the preparation of special diets (see page 19). The kitchen had a staff of seven.²⁷

In 1931, plumbing fixtures were rearranged and some interior alterations made to the kitchen and first floor of the administration building. A new slop sink was installed against the kitchen's south wall, and in the administration building, room 105 was converted from a toilet to a dishwashing room with all toilet fixtures removed and a dishwasher, slop sink and trays installed at this time. Room 106 in the administration building is depicted as serving pantry no. 1, and room 107, originally unassigned, has become a dining room. The original serving room, room 104, is now called serving pantry no. 2. ²⁸ Albin Maskelony recalls room 107 as being a doctor's and nurse's dining room during 1934-37 with room 103 utilized as a staff dining room, and room 109, a reception room in 1907, also utilized as a dining room. An area located beneath the stair, S01, and entered from the east/west first floor hallway of the administration building, was utilized as a laundry room.²⁹

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27 Interview with Albin Maskelony, by the National Park Service, Ellis Island, May 1986; Archival Drawings, First Floor Plans, see footnote 23 for citation.

28 Archival Drawing, Alteration And Rearrangement Of Plumbing Fixtures And Kitchen Equipment In The Administration Building And Kitchen On Island No. 3, U.S. Department of Labor, May 17, 1932, Park Service Number 43.927:1, Original Number C1237.

29 Maskelony interview, May 1986.



After the Public Health Service closed the hospital on March 1, 1951 and formally surrendered all its space on June 30, the buildings on Island 2 were made available to the U.S. Coast Guard. According to Harlan Unrau, some space released on Island 3 was used for file storage.³⁰ Whether or not spaces within the administration building were used in this manner remains unverified.

A summary of the historic use of each building of Units 2, 3, and 4 has been depicted on a site plan, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope, of this report. See exhibits 9 and 10 of that section.

## 2. Historic Room Finishes

The typical finishes of the administration building have been compiled from archival documents and prior historic structure reports.

According to original 1906 drawings, (exhibit 1, 2, and 3) rooms on all three floors, unless otherwise specified, were to be finished with wood flooring, coved wood base, plaster walls with rounded corners and coved plaster ceilings. Window and door frames were to be of wood, and the junction of plaster finish with wood frames was to be covered with molding. Typical doors were to be wood and have five flush panels.

All bathrooms were to be finished with terrazzo flooring with a marble border and a 6'-0" high marble wainscot. Ceilings and walls were to be plaster and cove. Two rooms on the second floor, a sterilizing room, room

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³⁰ Unrau, Historic Resource Study, 979.

215, and an operating room, room 214, were to be finished with a cement floor and 6'-0" high cement wainscot.

The staircase was to be finished with slate treads and landings, cement risers, a cement stringer, wrought iron balustrade and wood hand rail. Stairs leading to the attic were to be of cement. The elevator was enclosed with a wrought iron grille.

The serving room, room 104, in the southeast quadrant of the first floor, was to have a sink with a draining board and four built-in cabinets with double doors. The linen rooms on the second and third floors, rooms 207 and 308, directly above the first floor serving room, were each to have a built-in closet unit with four double doors.

Over the years of its use, a few documented changes to the finishes of the administration building took place. In 1932 a contract was let for the revamping of the electrical system on Island 3, including the installation of new ceiling and wall fixtures. Although documentation for the location of these fixtures within the administration building are unavailable, new fixtures can be presumed to have been installed there.³¹

In May of 1932, a contract was let to paint the interiors on Island 3. The work included plaster patching and the painting of wood, iron and plaster surfaces throughout the buildings. The general color scheme, with some exceptions, was light cream for the ceilings, light ivory for the upper walls, ivory or buff for the wainscot, and black or

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³¹ Unrau, Historic Structure Report, 557.

brownish black for the base.³² A contract was also let at this time for the "alteration and rearrangement of plumbing fixtures and kitchen equipment in the administration building and kitchen" which included the installation of a sink in the nurses' pantry, room 207, on the second floor. The contract also covered the alteration of equipment in two first floor rooms, 105 and 106, originally toilet rooms, which had become a serving pantry and dishwashing room in 1931.³³

The hospital complexes on Islands 2 and 3 were closed in 1951. While the buildings of Island 2 were temporarily taken over by the Coast Guard at that time, the buildings of Island 3 were apparently left vacant and allowed to deteriorate.

According to Ehrenkrantz's 1978 field survey, existing finishes vary from those indicated on original drawings in that walls have picture moldings, and rooms of the second and third floors have linoleum floors, while bathrooms of the second and third floors have hexagonal tile floors and glazed tile wainscoting.³⁴

According to an original 1906 plan (exhibit 11), the kitchen building was to be finished with plaster walls and cement floors and base, with the pantry, room

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32 Ibid.

33 Specifications For Alterations, And Rearrangement of Plumbing Fixtures and Kitchen Equipment. In the Administration, Building and Kitchen on Island No. 3, U.S. Department of Labor, May 23, 1932 (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898-1955), Inventory Number 147, 7, 8.

34 Prepared for the National Park Service by Building Conservation Technology/The Ehrenkrantz Group, Historic Structures Report, December 1978, 223, 224.

102, in the southeast corner being fitted with a series of shelves enclosed by six, glazed double doors, having drawers, cupboards and shelves underneath. The building also contained a large walk-in refrigerator in room 103.

According to the Ehrenkrantz field survey, done in 1978, the interior of the kitchen building consists of a single room finished with 10" square, clay tile flooring, a 5' high, white, glazed tile wainscot, plaster walls and ceiling and exposed plastered beams. A large paneled oak ice box is located in the north end.³⁵

#### iv. Existing Conditions

Due to a potential asbestos hazard to the BBB/NFA team, a complete "Existing Condition Survey" of the interior spaces of the administration building and kitchen was not conducted, and a room-by-room analysis of all visually accessible finishes, decorative trim, doors, lighting, plumbing, heating and ventilation equipment was not prepared. In substitution for an interior survey, a new form was developed which treated the survey on a building-by-building basis rather than room-by-room. The completed form offers a descriptive summary of the interior spaces and finishes of each building not surveyed. Information to complete the form for the administration building and kitchen was based upon existing archival documents, prior historic structure reports compiled by Harlan D. Unrau and The Ehrenkrantz Group, and prior field observations of these and similarly constructed and sited buildings on the island. One form was completed for the administration building, and one form for the kitchen. See section III, appendix A.

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³⁵ Ibid, 227.



The interiors of the administration building are expected to be in fair to good condition due to its siting in a central and more protected inland section of the island, with finishes in the northwest corner of the building and one area in the "center of the south side" listed by Ehrenkrantz as being in poor condition.³⁶

The wood floors of the administration building are expected to be in sound condition with surface weathering and loss of varnished finish. The terrazzo, hexagonal tile bathroom floors and cement floors would be in good condition. In prior field work, linoleum flooring on all three floors was observed to be in generally poor to destroyed condition.

Plaster wall and ceiling surfaces are expected to be in fair to good condition with the exception of areas affected by water infiltration, and northwest and centrally located southern areas cited by the Ehrenkrantz Group report as being in poor condition. Some spalling of the first floor hallway was also noted in prior field investigation. Painted finish overlaying all plaster surfaces is expected to exhibit layers of overpainting and general cracking, flaking and loss of painted finish. Original marble bathroom wainscot was observed to remain extant in some areas of the building.

Wood doors, window and door frames are expected to have been overpainted as in other Unit 2 and 3 buildings. Wooden screen doors opening to the hallway and installed in most third floor rooms, were observed to have retained their varnished treatment. These doors are similar to doors noted on the second floor women's dormitory in the powerhouse and laundry building.

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³⁶ Ibid, 308.

As original lighting on the hospital Islands was replaced in 1923 and 1934, no 1907 fixtures would remain in the administration building. Fixtures dating to the replacement periods could be expected, however, such as one oval 1934 scone noted on the first floor stair landing and several throughout the second floor. Metal semi-circular ceiling fixtures typical of the staff house were noted to remain on the first floor.

The durable clay tile and glazed tile wainscot finish of the interior of the kitchen building would be expected to be in good condition. Plaster upper wall and ceiling surfaces would exhibit flaking painted finish. The partitioning and interiors of the two northerly rooms installed in the kitchen in 1923 were not examined to any extent.

#### d. Architectural Significance

Due to a potential asbestos hazard to the BBB/NFA survey team, an "Existing Condition Survey" of the interior spaces of the administration building and kitchen was not conducted, and the individual was not conducted, and the individual rooms of these buildings were not evaluated for architectural significance.

The administration building and kitchen can be viewed as having architectural significance as individual structures, as well as contributing to the architectural integrity of the Island 3 hospital complex as a whole.

The contagious disease hospital , although composed of individual structures, is unified through proportion, similarity of construction, architectural detail and finish. It forms an integrated ensemble of impressive mass, encompassing the entire length of Island 3.

Centrally sited within the Island 3 complex, the administration building and the kitchen are flanked to the east and west by the eight measles ward buildings. With a large, carved limestone portico approached by sweeping granite stairs, the administration building expresses its function as the administration center of the contagious disease hospital.

See section II, Physical History and Analysis Section, sub-section A-2.b, Statement of Significance, Units 2, 3 and 4: Architectural/Historical Significance, for a discussion of the building of the hospital complex as an integrated ensemble.

e. Structural System³⁷

i. Description and Existing Conditions

The administration building is three stories with crawl space and has a hip roof. The roof is framed with wood plank, rafters and beams supported by exterior brick bearing walls and interior wood posts. The attic, third floor, second floor and first floor are framed with one-way reinforced concrete joists formed with clay tile and reinforced concrete beams supported on exterior and interior brick bearing walls and two interior reinforced concrete columns. The foundations are on piles.

The only structural deficiency found in the administration building is an exposed and badly corroded reinforcing bar on the underside of the attic slab.

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³⁷ Based on Robert Silman Associates, P.C., "Ellis Island, Historic Structures Report, Units 2, 3 & 4, Structural Systems", May-June 1986.

The one story, rectangular kitchen building has a hip roof framed with wood plank, rafters, beams and "A" frames spanning between exterior brick bearing walls. The attic is framed with wood plank and joists supported by the bottom member of the "A" frames and the exterior walls. The first floor is framed with structural clay tile spanning between exterior walls and an interior concrete beam. Foundations are on wood piles.

No structural problems were found with the kitchen building.

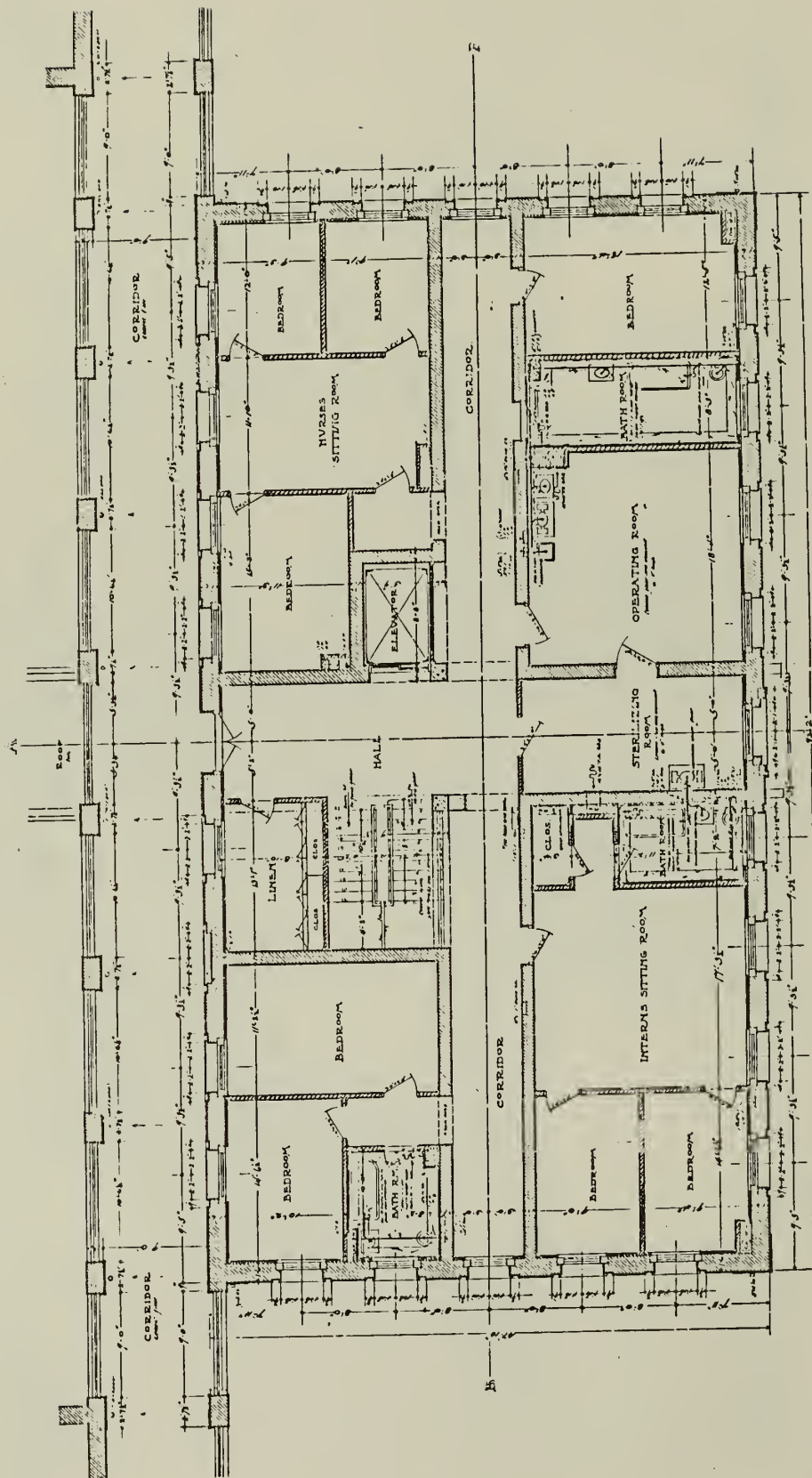
## ii. Recommendations

The spalled concrete and corroded reinforcing found in the administration building are caused by water penetration of the structure. Ultrasonic tests and analysis to determine the area of remaining steel will decide the course of action to be taken.

Further investigation is recommended if the kitchen building is to be upgraded.







SECOND FLOOR PLAN  
ADMINISTRATION BUILDING - ELLIS ISLAND  
Scale 1/4" = 1'-0"

Notes: Unless otherwise indicated, finish is to be as shown on the drawings. The drawings are to be used as a guide only and are not to be used for construction purposes.

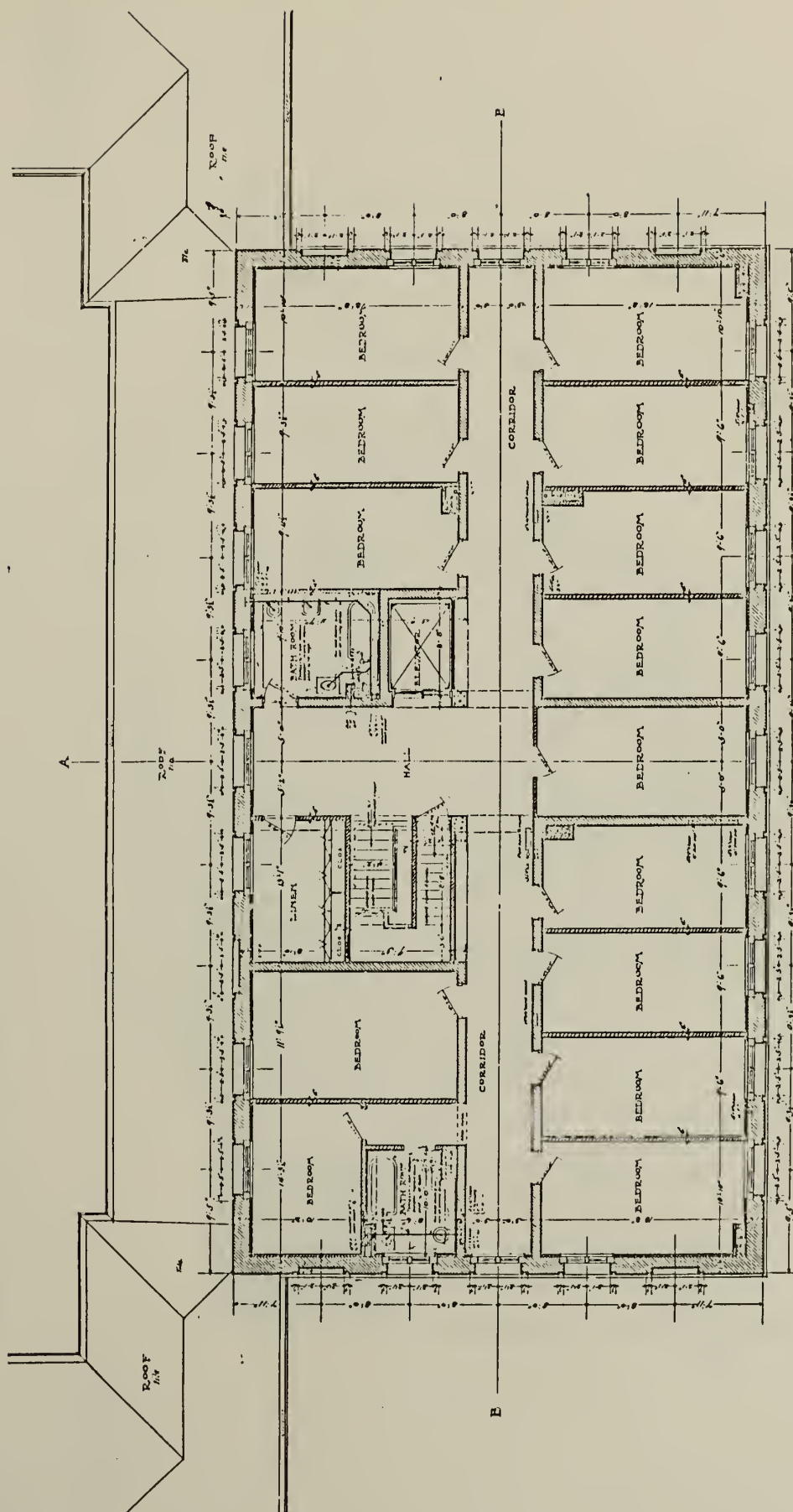
ELLIS ISLAND, N.Y.  
Immigrant Station,  
Contagious Disease Hospital,  
Drawing No 103  
Drawn by J. H. ...  
Checked by E. H. ...

ELLIS ISLAND, N.Y.  
Immigrant Station,  
Contagious Disease Hospital,  
Drawing No 103  
Drawn by J. H. ...  
Checked by E. H. ...

Second floor plan, administration building, 8/18/06.

NPS Dwg. No. 356 143,902A / 3

DSC JUL 88



NOTE: All dimensions are in feet and inches. All dimensions are given in feet and inches. All dimensions are given in feet and inches. All dimensions are given in feet and inches.

THIRD FLOOR PLAN  
ADMINISTRATION BUILDING - KEES HOSPITAL  
SCALE 1/8" = 1'-0"

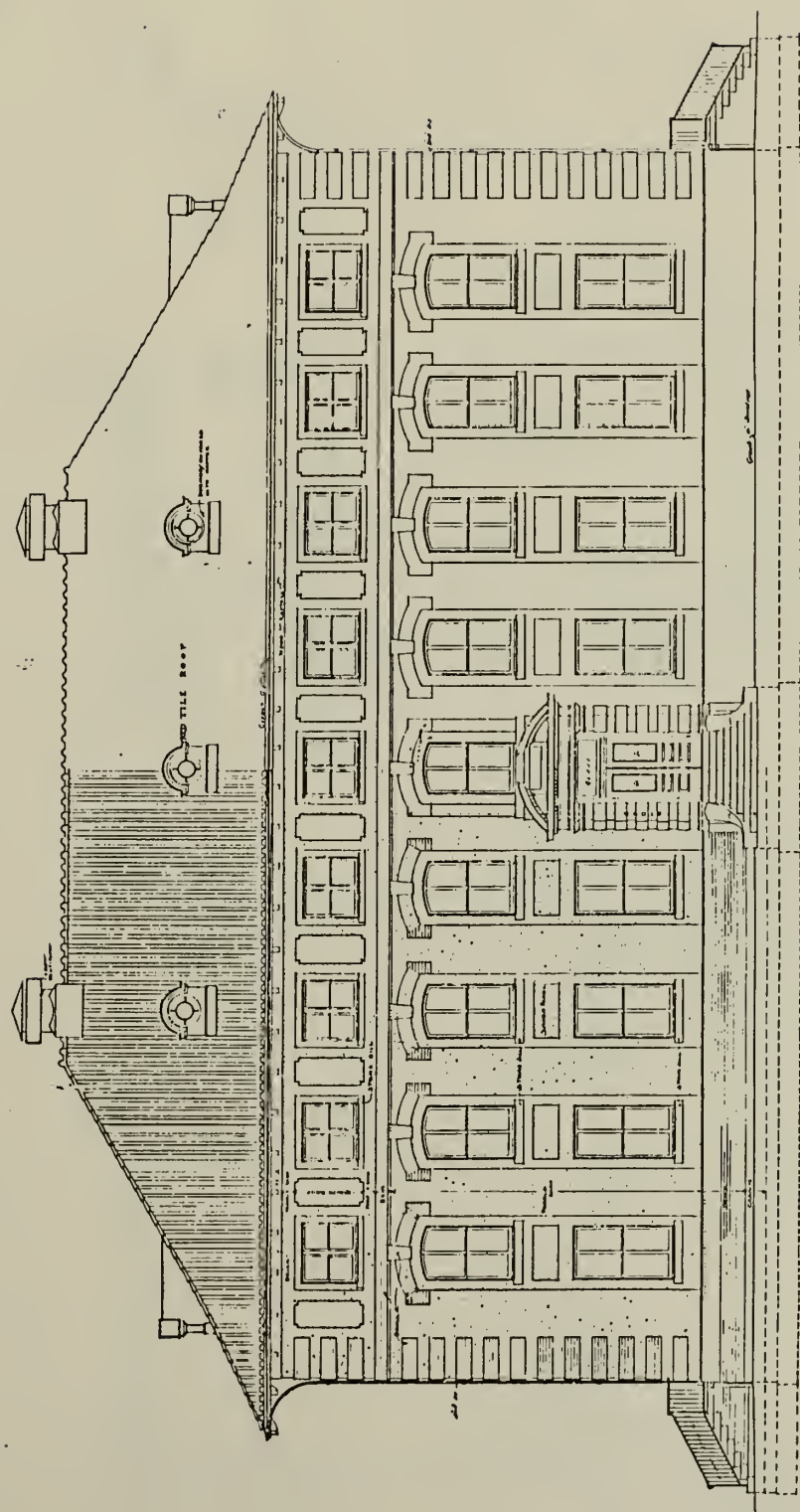
6/22/53 90  
SHEET 10 OF 10  
JULY 1953  
JULY 1953

ELLIS ISLAND N.Y.  
Immigrant Station,  
Contagious Disease Hospital  
Drawing No. 104  
Drawn by [Name] Checked by [Name]

Third floor plan, administration building, 8/18/06.







FRONT ELEVATION -- ADMINISTRATION BUILDING -- MEASLES HOSPITAL --

SCALE 1/4" = 1'-0"

ELLIS ISLAND, N. Y.  
Immigrant Station,  
Contagious Disease Hospital  
Drawing No. 106  
Designed by [illegible] Checked by [illegible] 8-13-06

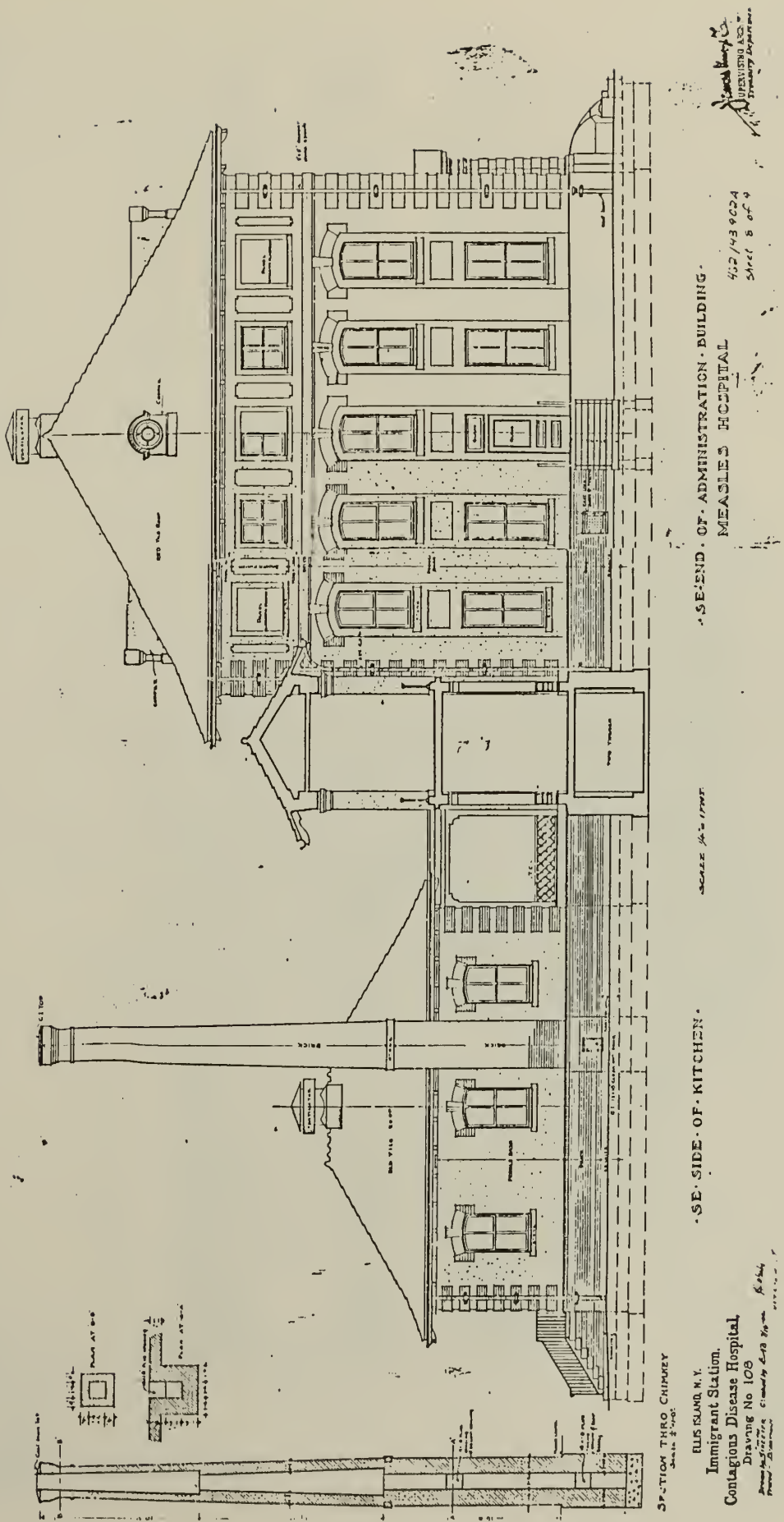
Revised by [illegible]  
[illegible]  
[illegible]  
[illegible]

2122 43 122 2  
5/11/06

North elevation, administration building, 8/18/06.  
NPS Dwg. No. 356 43.902A/6

DSC JUL 88



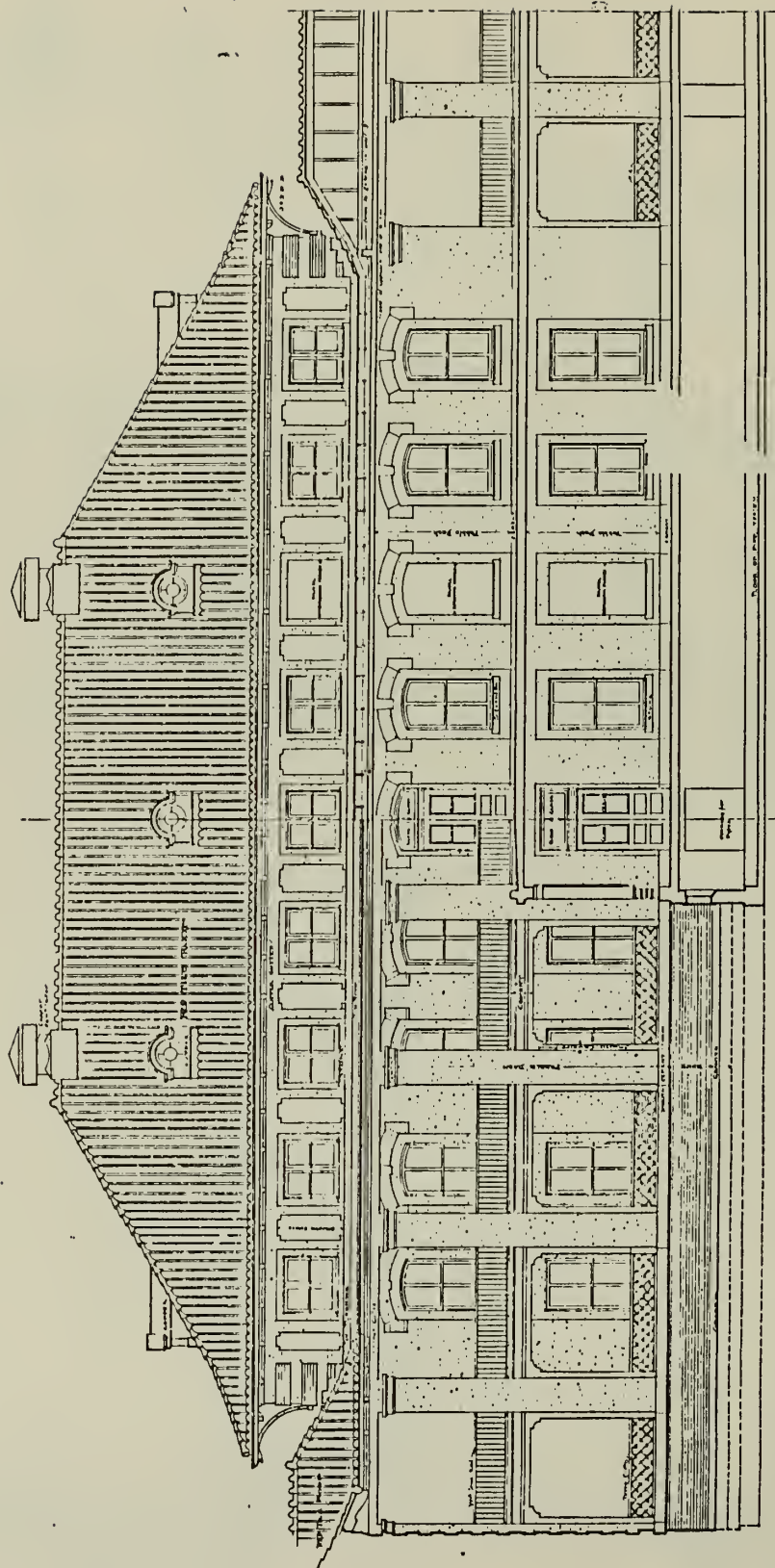


East elevations, administration building and kitchen, 8/18/06.

NPS Dwg. No. 356 43.902A/8

DSC JUL 88





SECTION THROUGH CORRIDOR

REAR ELEVATION ADMINISTRATION BUILDING

MEASLES HOSPITAL

SCALE 1/8" = 1'-0"

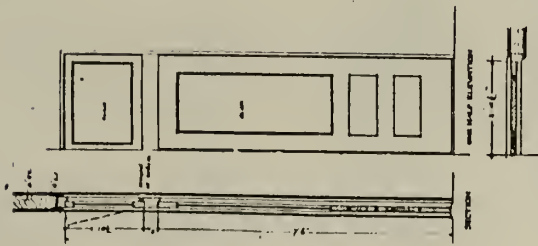
ELLIS ISLAND, N. Y.  
Immigrant Station,  
Contagious Disease Hospital,  
Drawing No. 109  
Designed by [Signature] Checked by [Signature]

L-2/43 952A  
Sheet 10 of 20  
J. H. J. [Signature]  
Immigrant Station

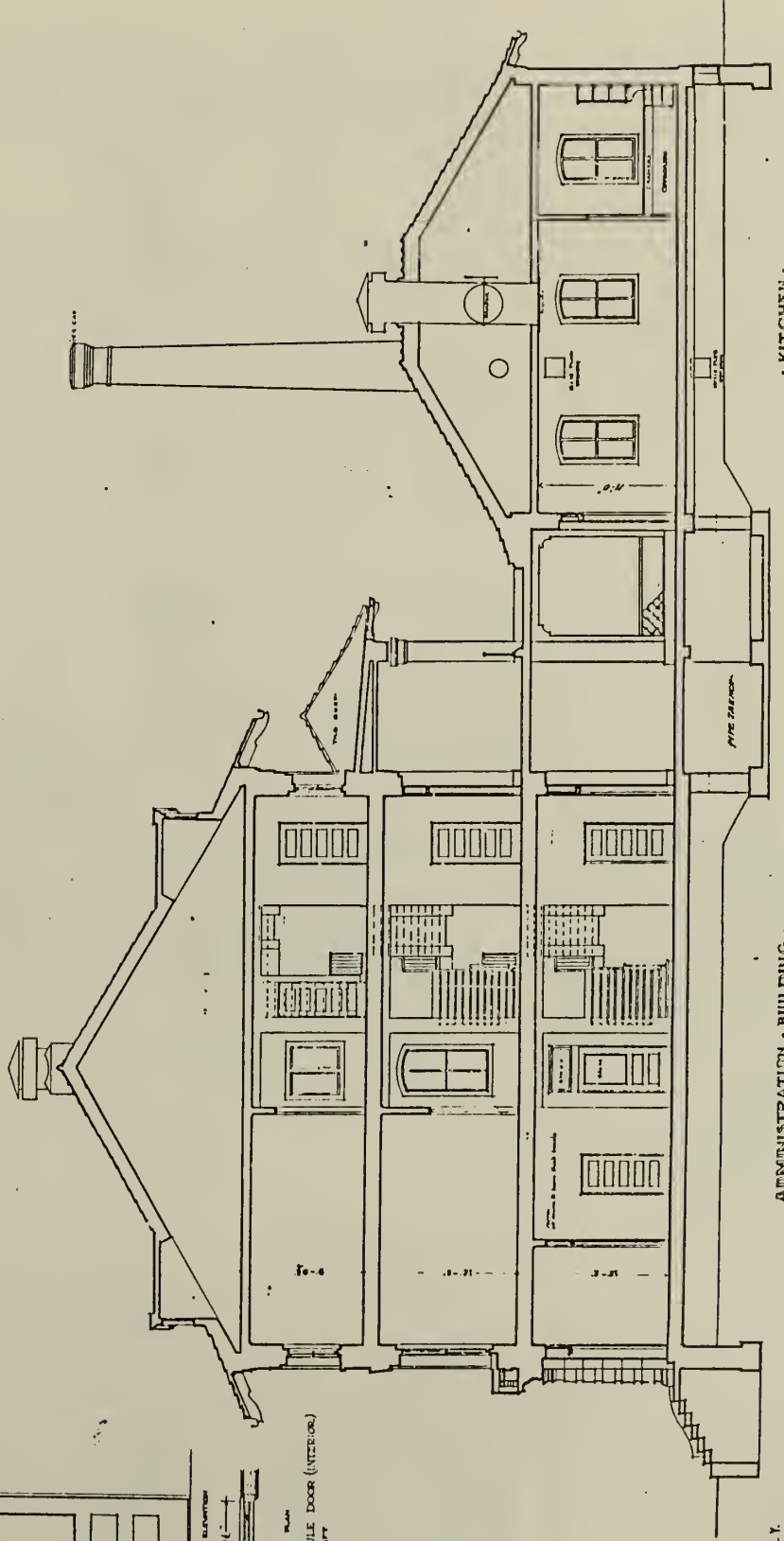
South elevation, administration building, section through  
corridor, 8/18/06.

NPS Dwg. No. 356 | 43,902A / 10  
DSC | JUL 88





DETAIL OF VESTIBULE DOOR (INTERIOR)  
SCALE 3/4" = 1'-0"



ELIZABETH, N. Y.  
Immigrant Station,  
Contagious Disease Hospital,  
Drawing No. 110  
Designed by E. D. H. H. H.

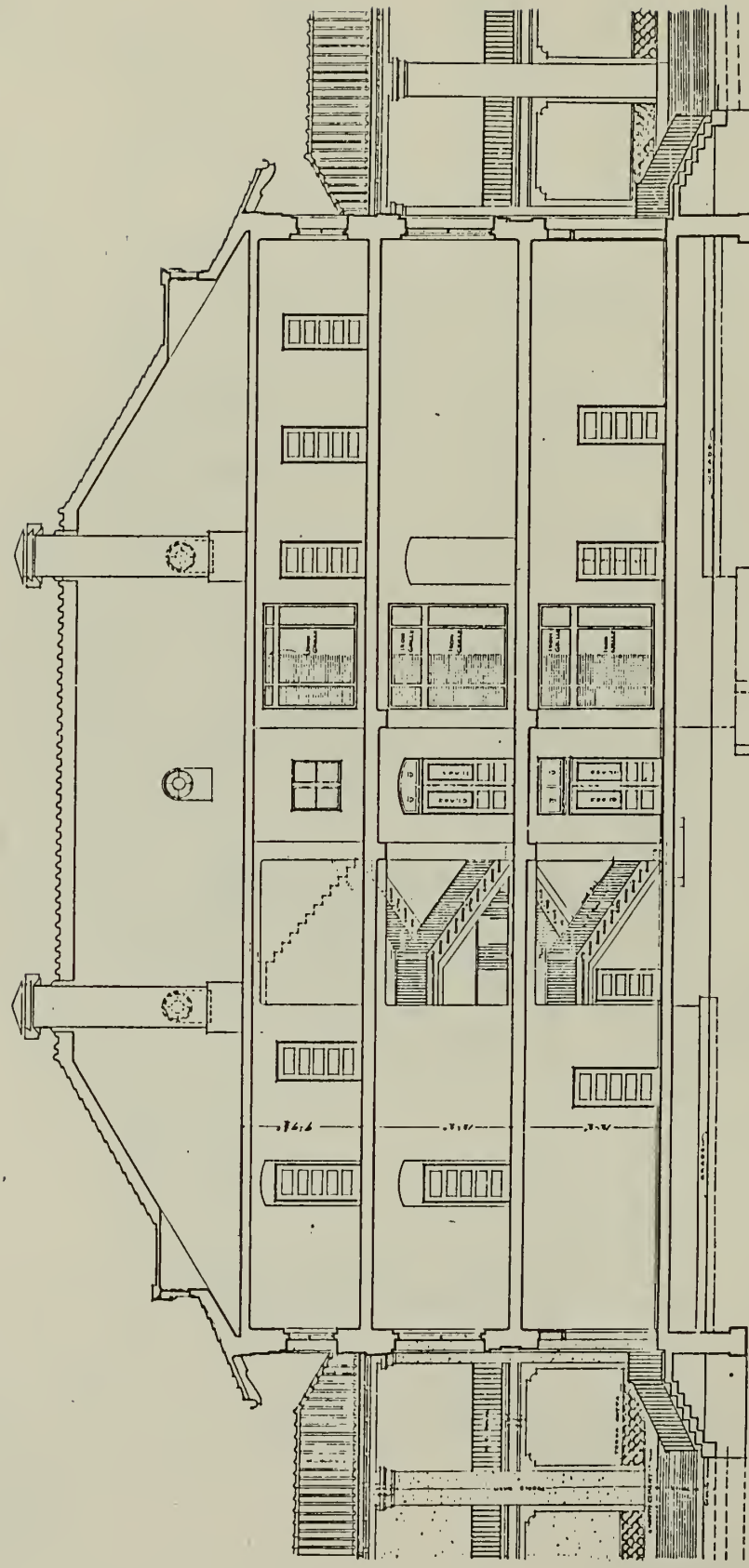
463 / 113 622  
Sheet 11 of 24

Architect  
J. H. H. H. H.  
110 of 24

Sections, administration building and kitchen, 8/18/06.

NPS Dwg. No. 356 43.902A / 11

DSC JUL 88

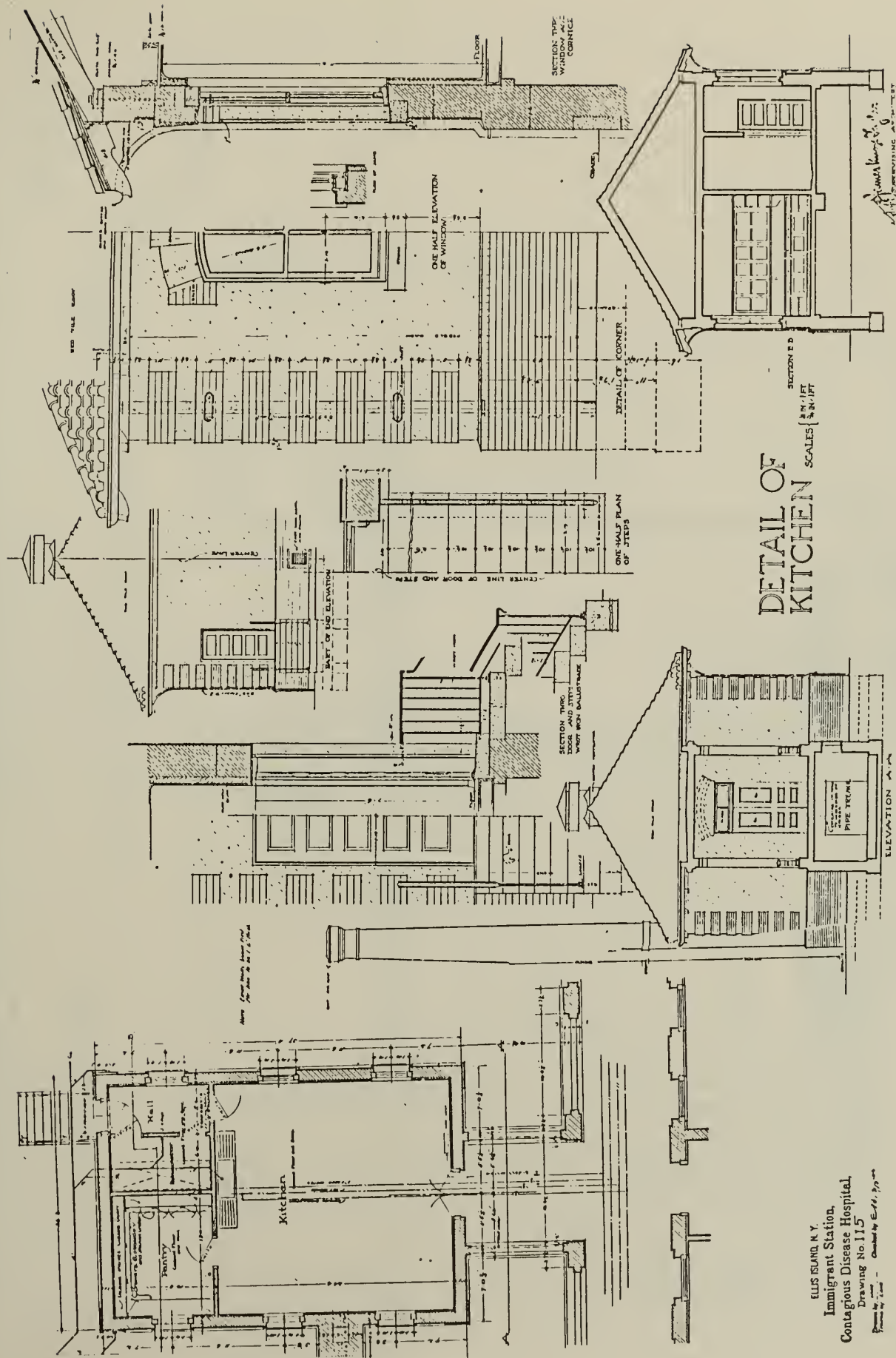


LONGITUDINAL SECTION N. B-B  
ADMINISTRATION BUILDING MEASLES HOSPITAL  
SCALE 1/8" = 1'-0"

4/23/43  
Sheet 12 of 24

ELLIS ISLAND, N. Y.  
Immigrant Station  
Contagious Disease Hospital  
Drawing No. 111  
Designed by C. C. ...  
Drawn by ...

Section, administration building, 8/18/06.  
NPS Dwg. No. 356 43.902A/12  
DSC JUL 88



Plan, elevation, section and details, kitchen, 8/18/06.

NPS Dwg. No. 356 43,902A / 16

DSC JUL 88

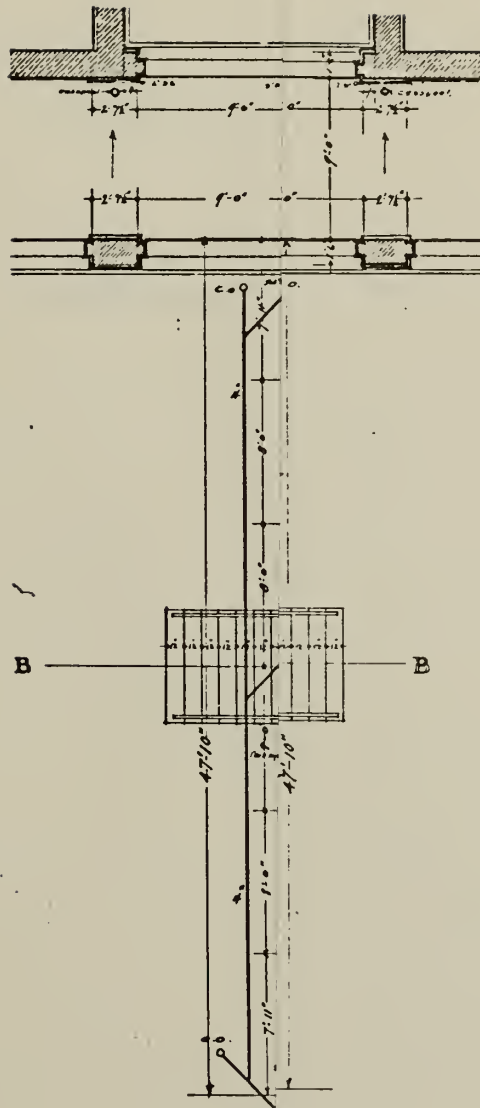


UCALP 1-00'

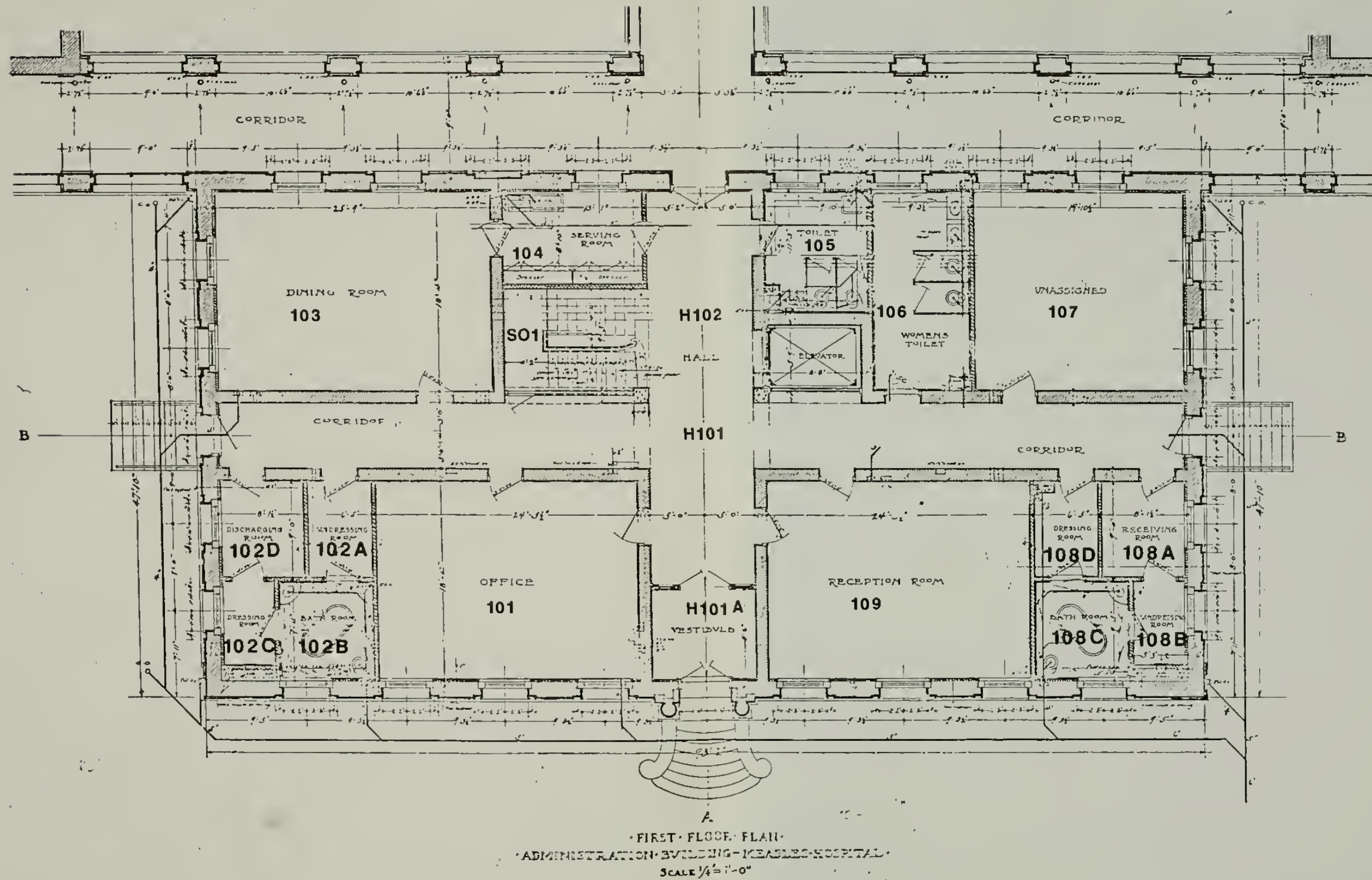
SUB COMMITTEE ON BUILDINGS, GROUNDS,  
AND PHYSICAL EQUIPMENT.

Layout of Ellis Island. Prepared by Ellis Island Committee in a 1934 report. From Harlan D. Unrau, Historic Structure Report, 269.





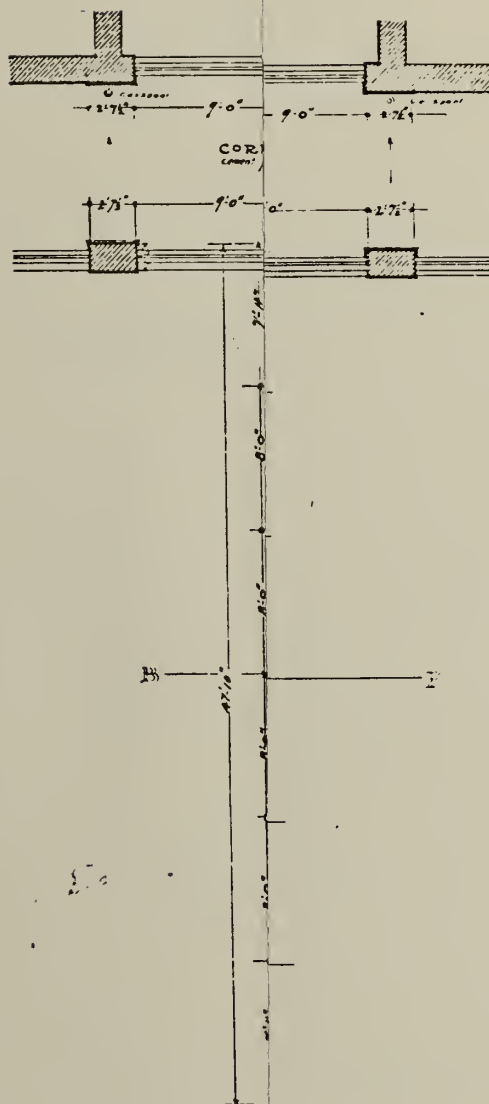
First floor pla  
Coded NPS Dwg.



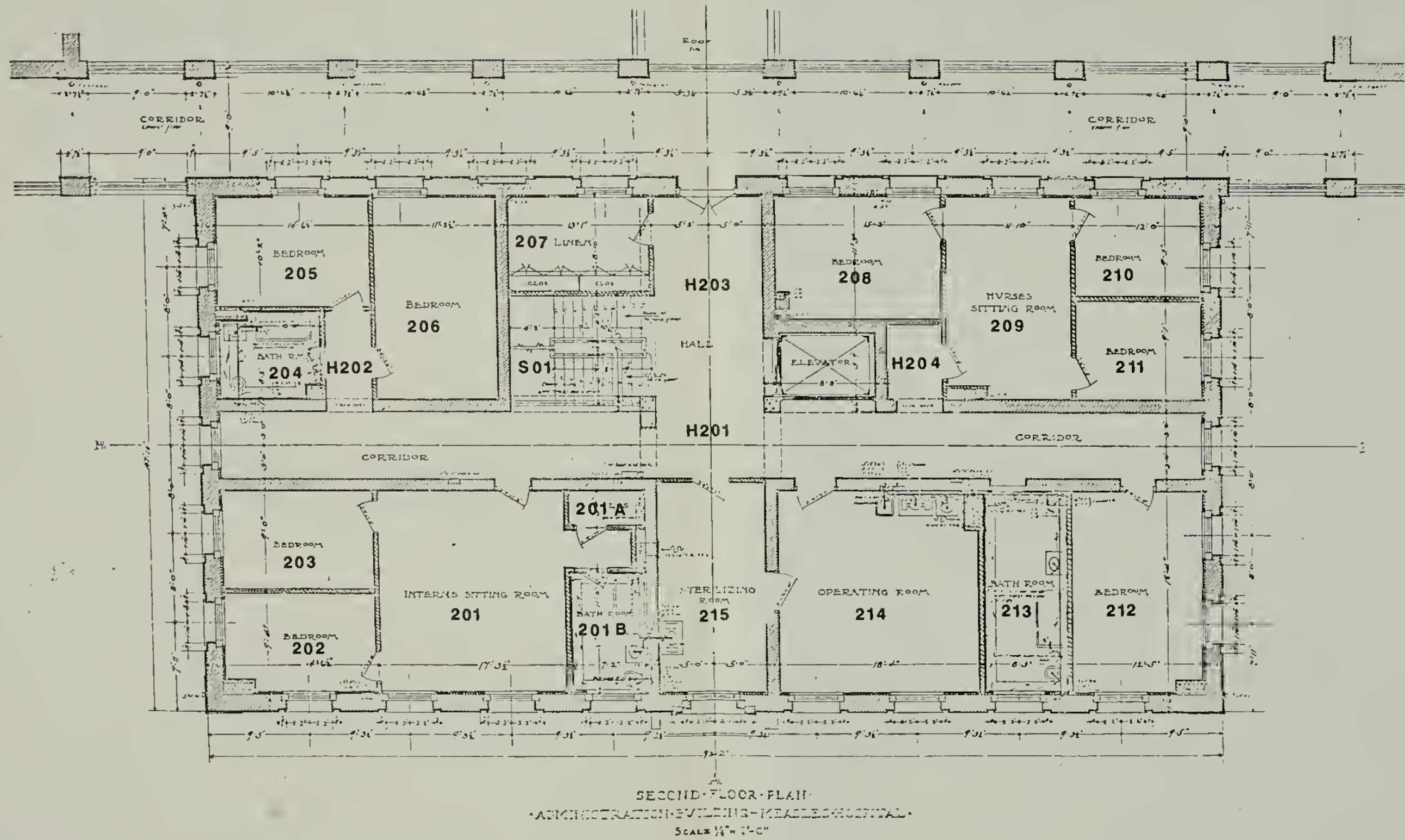
First floor plan, administration building.

Coded NPS Dwg. No. 356 | 43.902A / 2

DSC | JUL 88

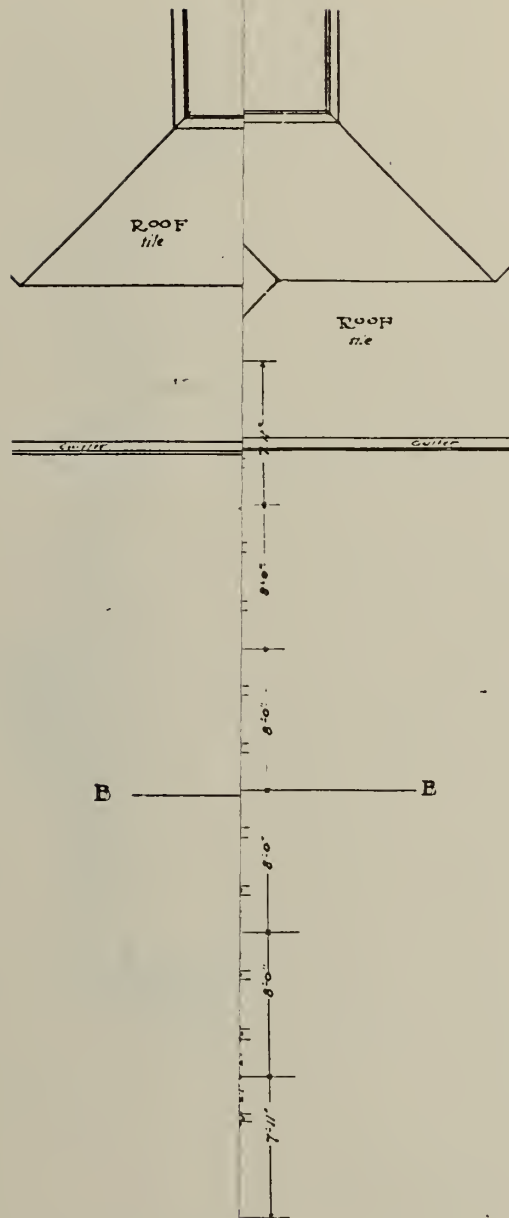


Second floor  
Coded NPS Dwg

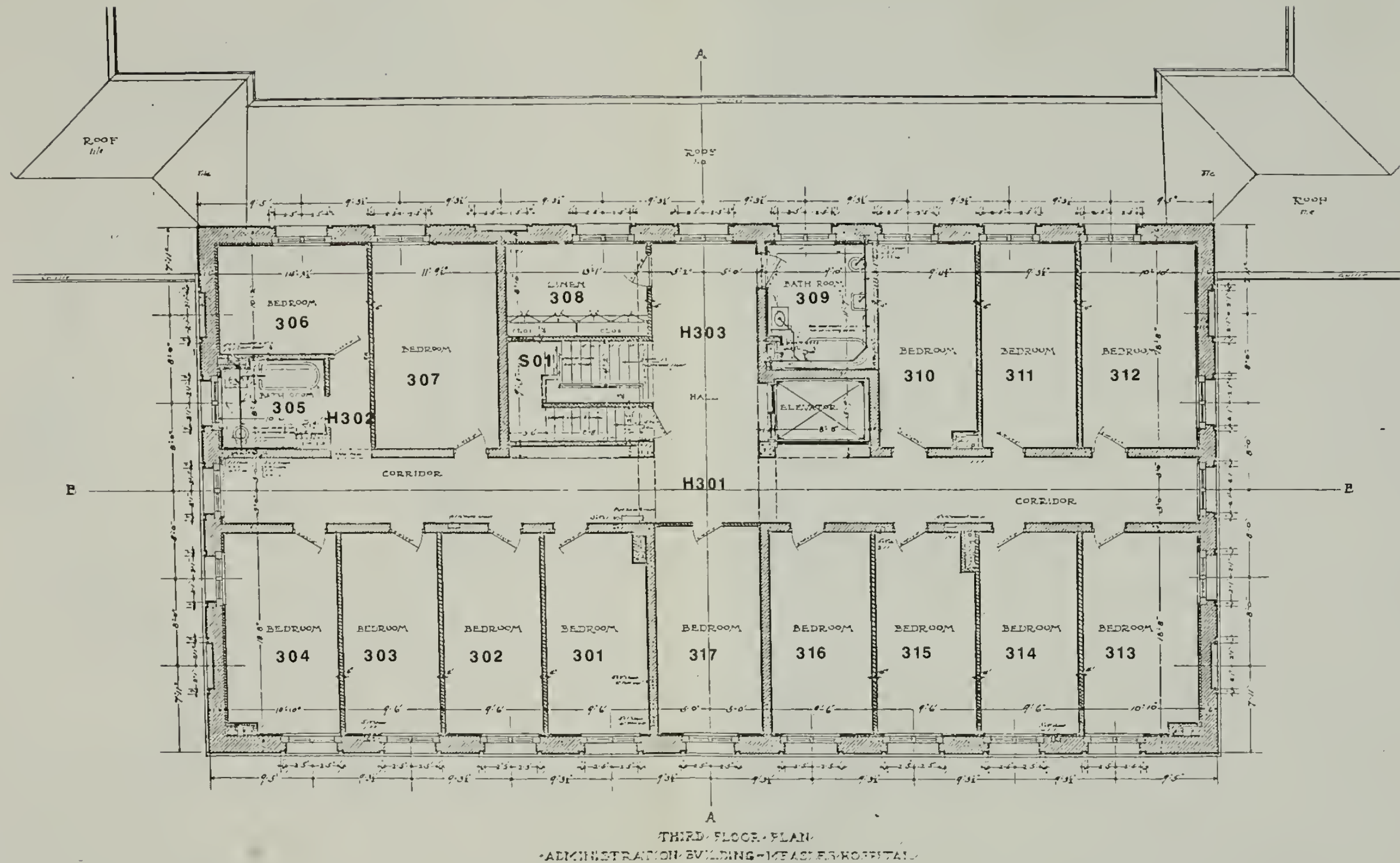


Second floor plan, administration building.  
Coded NPS Dwg. No. 356 | 43,902A / 3  
DSC | JUL 88

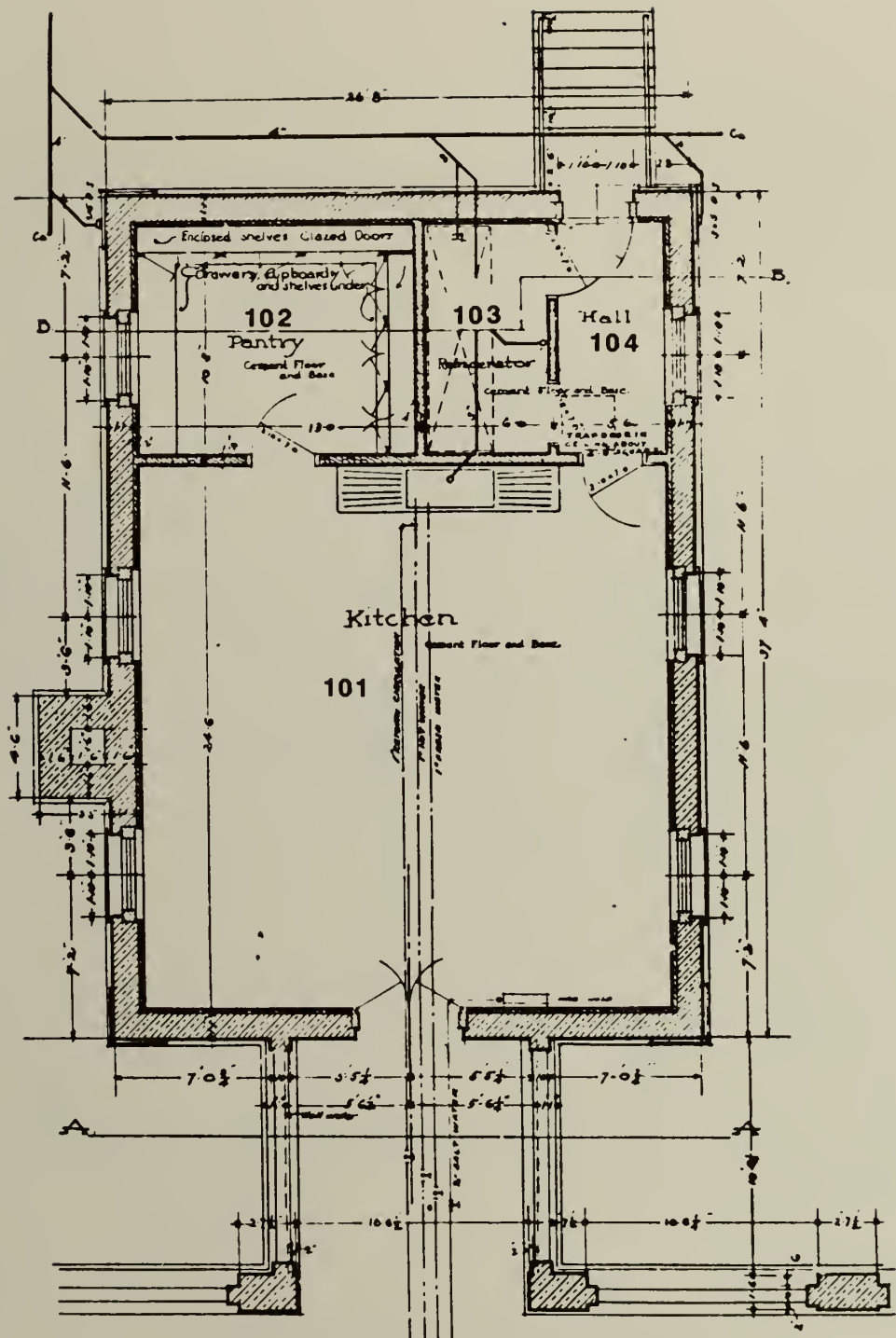




Third floor  
Coded NPS D

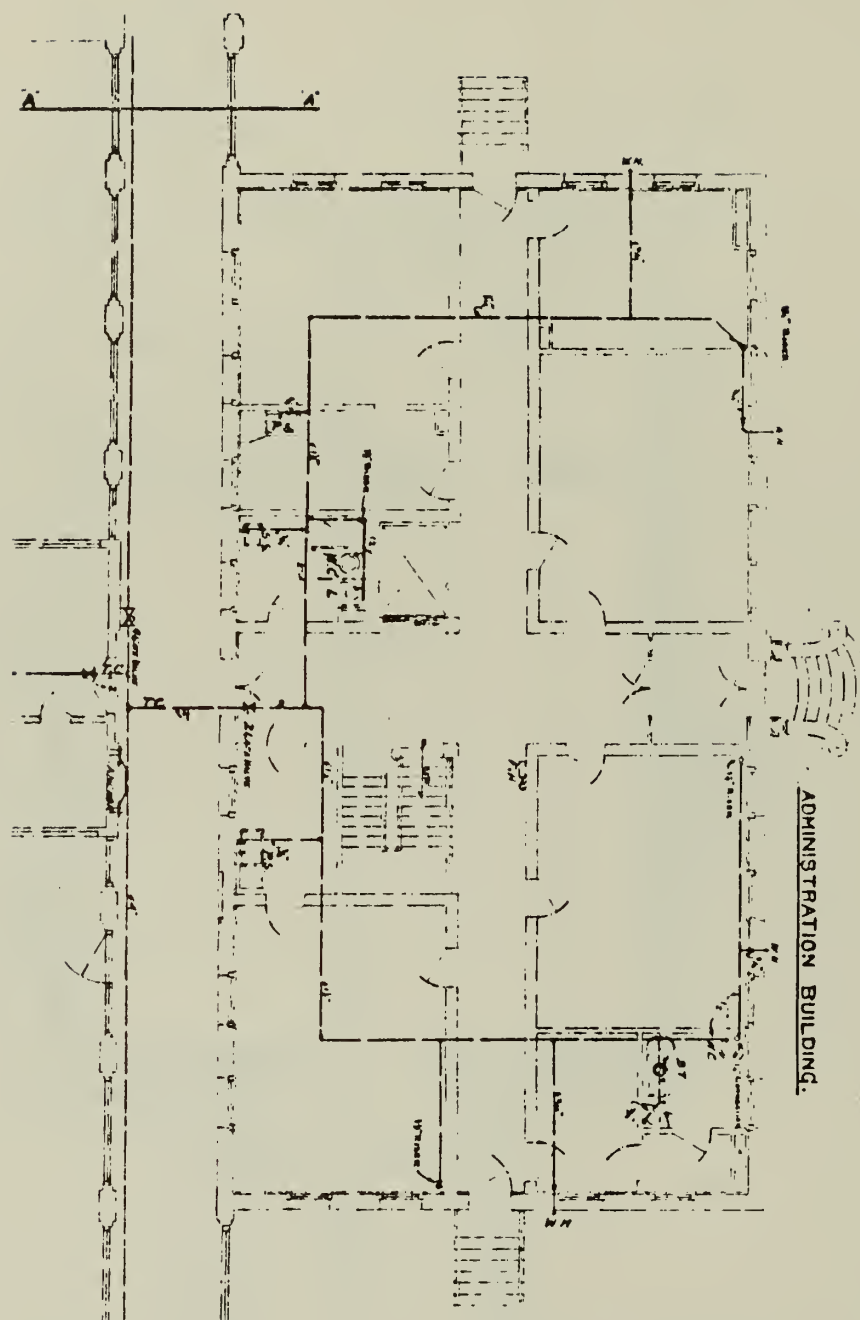


Third floor plan, administration building.  
Coded NPS Dwg. No. 356 43,902A / 4  
DSC JUL 88



Floor plan, kitchen.

Coded NPS Dwg. No.	356	43,902A / 16
	DSC	JUL 88

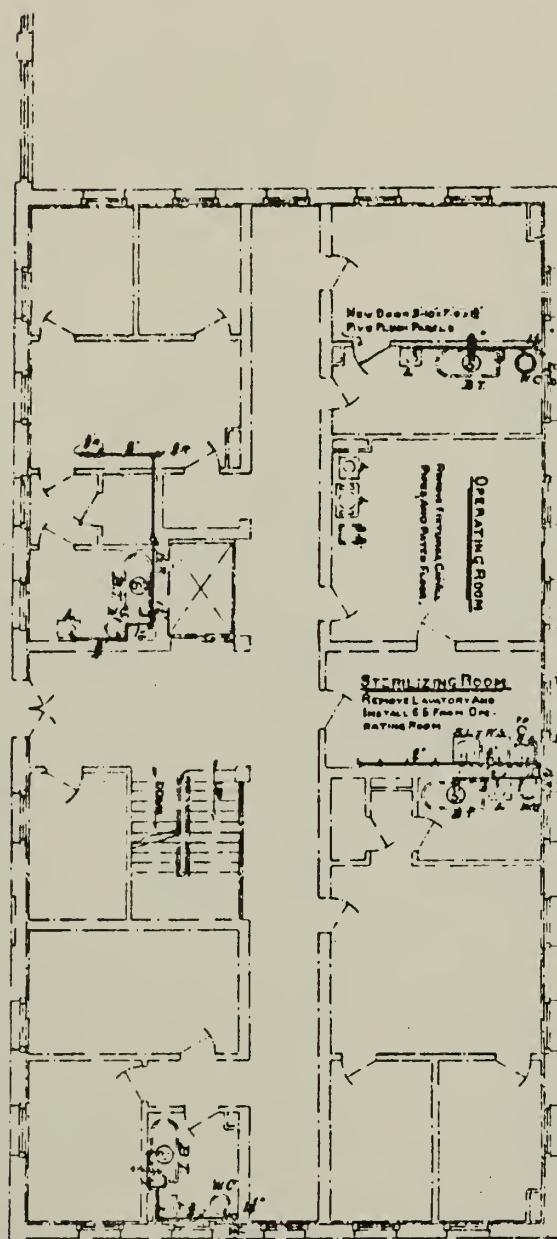


First floor plan, administration  
building and kitchen, 5/4/23.

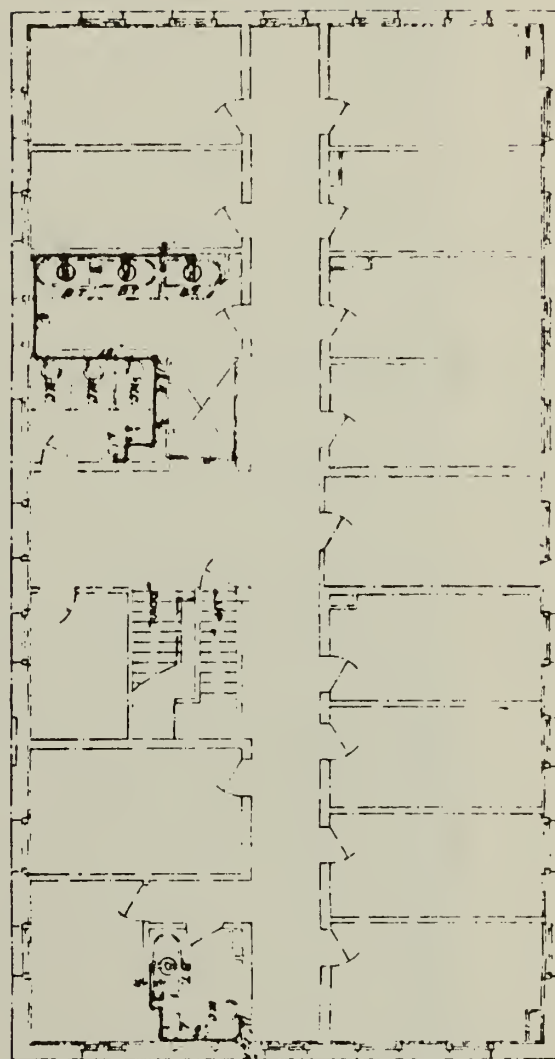
Excerpt, NPS Dwg. No. 

356	43,917 / 2
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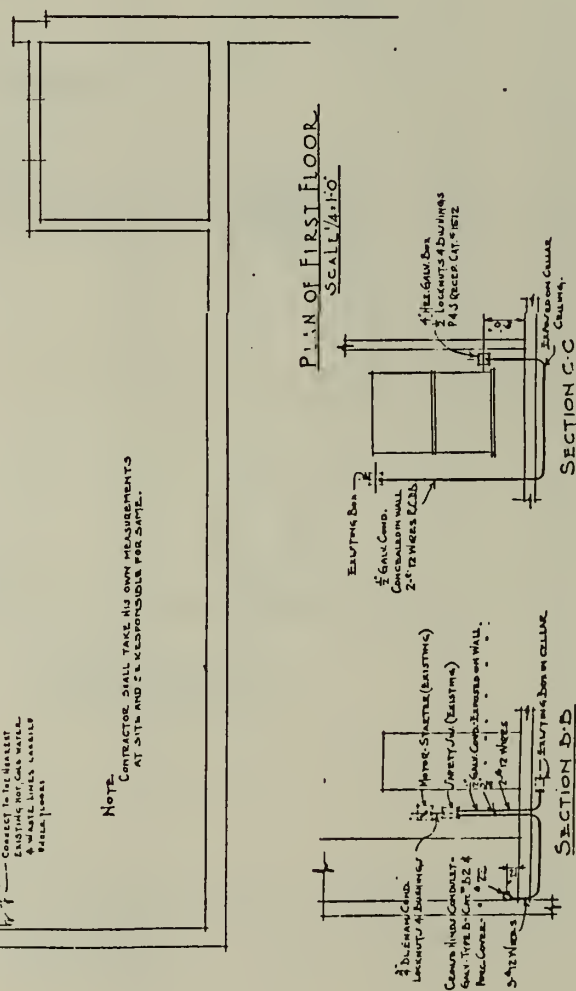
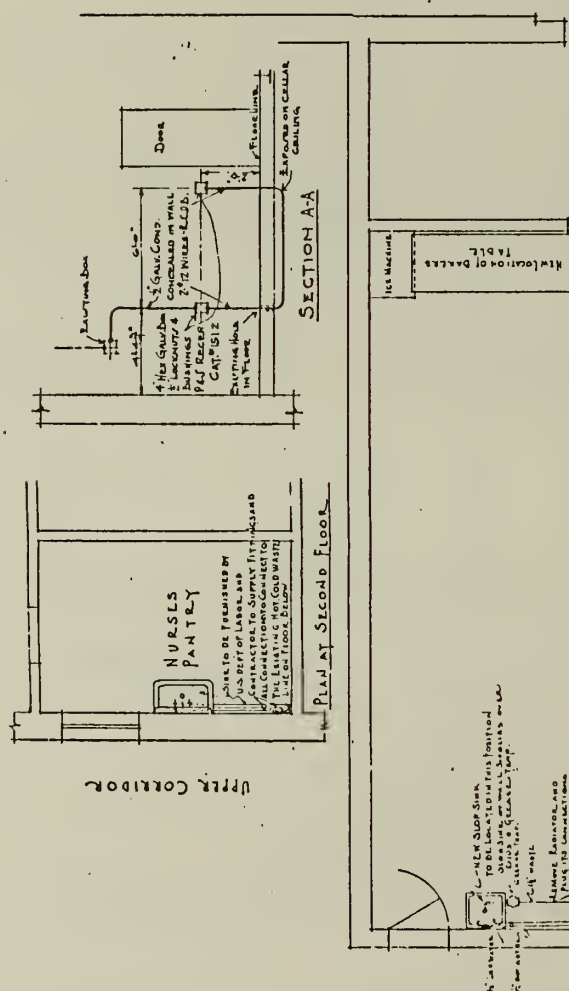
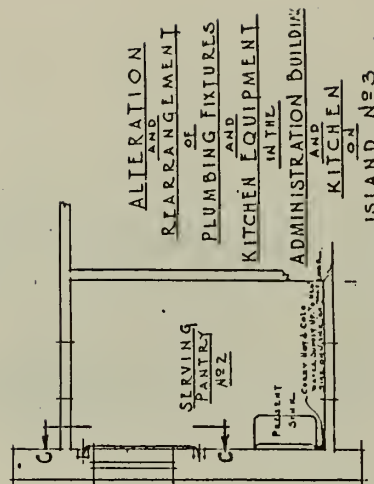
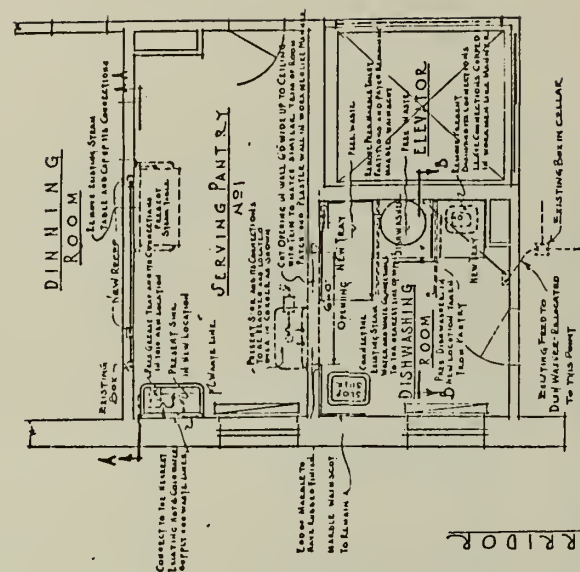
ADMINISTRATION BUILDING  
SECOND FLOOR



ADMINISTRATION BUILDING  
THIRD FLOOR

Second and third floor plans, administration building, 5/4/23.

Excerpt, NPS Dwg. No. 356 | 43,917 / 5  
DSC | JUL 88



Plan and sections, administration building and kitchen, 5/17/32.



1. Administration building, view west, with foundations of measles ward D in foreground, 1907. National Archives.





2. Recently completed kitchen, view northeast, 1907. National Archives.



3. Recently completed kitchen, view northwest, with measles ward A in background.





4. Administration building, view southwest.



5. Administration building, north elevation,  
view southeast.



6. Administration building, fenestration, west elevation.



7. Administration building, north or principal entrance.





8. Nurses at north entrance to administration building, c. 1920.  
National Archives.



9. Administration building, north elevation,  
view south.



10. Kitchen, view northwest.



11. Kitchen, south elevation, view north.





12. Kitchen, east elevation, view west.



13. Kitchen, east elevation, view northwest.



14. Administration building, carbon soot staining beneath window lintel, north elevation.



15. Efflorescence and green biological staining, base of north elevation, administration building.





16. Window with textured glass replacement panes, first story, north elevation, administration building.



17. Damaged downspout, north end of west elevation, administration building.

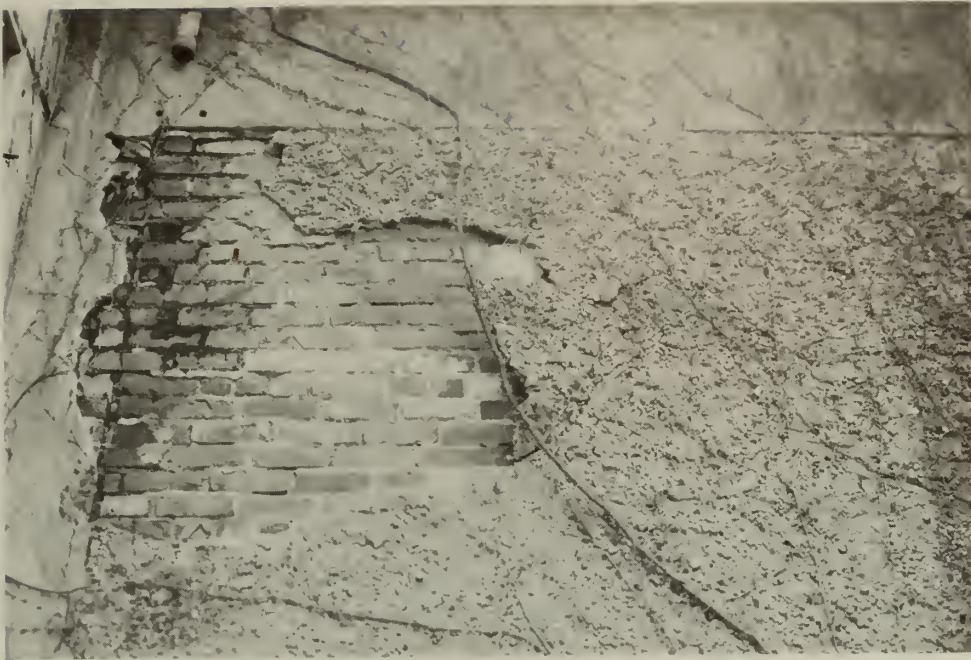


18. Bolt-holes from removed addition, south elevation, kitchen.



19. Ghost outline of removed addition, south elevation, kitchen.

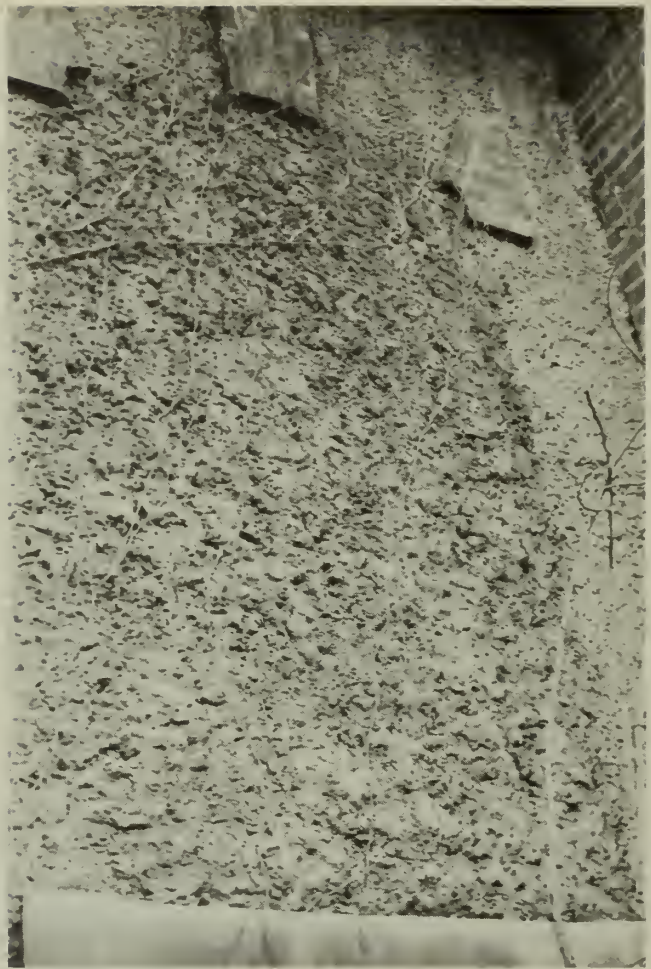




20. Spalling of pebble dash, west elevation of kitchen link to covered way 9C.



21. Damaged brick base, east end of south elevation, kitchen.



22. Infilled window, east elevation, kitchen.



23. Deteriorated stair railing, kitchen, south elevation, view northwest.



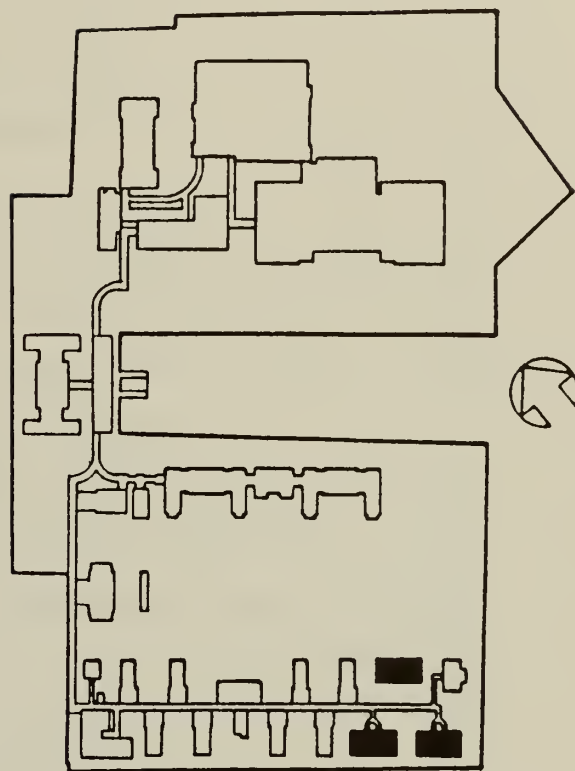


24. Kitchen gutter, south elevation, clogged by vegetative growth.





## ISOLATION WARDS



## 5. Isolation Wards

- a. Construction History¹ (See Office Building and Mortuary, section a. Construction History, for a more detailed description of the development of Island 3.)

The isolation wards were designed as part of the contagious disease hospital sited on Island 3, with isolation ward L constructed during 1907-08 and isolation wards I and K during 1908-1909 (exhibit 1).

The contagious disease hospital was built under a \$250,000 appropriation approved by the Sundry Civil Act on March 3, 1905. Plans for the buildings were prepared by the office of the Supervising Architect of the Treasury Department (exhibits 2-8).

Although scheduled for construction in March of 1907, lack of sufficient funding delayed the construction of eleven of the buildings, including the three isolation wards, the office building, the mortuary, the five measles wards and the staff house. In May of 1907, Congress approved an additional appropriation of \$250,000 for the completion of the contagious disease hospital.

The Northeastern Construction Company, responsible for the construction already begun on Island 3, was approached relative to its interest in completing the remaining eleven buildings of the complex based on its original bid of \$503,375. The firm refused, arguing that the cost of labor and

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¹ Harlan D. Unrau, Historic Structure Report, Ellis Island, Historical Data (Denver Service Center: United States Department of the Interior, 1981), 508-532, passim.

materials had risen since the original proposal was made so as to preclude the possibility of making a profit under those terms. Thus, in July bids were solicited by advertising for the completion of the hospital complex. The work to be contracted included the construction of buildings designated as isolation wards I, K and L as well as measles wards, C, D, F, G and H, the staff house, office building, mortuary, and a number of connecting corridors. Contracts to be awarded at a later date were those for plumbing, heating, electric conduits and wiring.

On August 1 the bids for the work were opened. The proposal of the Northeastern Construction Company, amounting to \$298,405.60 was the lowest of the four received. Each isolation ward was to be constructed for \$30,112.60.

Because the acceptance of this bid would push the cost of the entire complex to approximately \$650,000, including plumbing, heating, electrical, and elevator work, it was determined to eliminate some of the proposed buildings. On August 30, 1907 it was determined that isolation wards I and K, measles wards F and H and the office building should not be built, thereby reducing the net amount of the bid by the Northeastern Construction Company to \$161,908.20. This would leave approximately \$115,000 from the two appropriations for the installation of heating, electrical, elevator, and mechanical equipment in the hospital complex. The construction of isolation ward L, measles wards C, D and G, the staff house, and mortuary was begun in November 1907.

In June of 1908 the Commissioner-General of Immigration reported on the progress of the work on the contagious disease hospital. This report stated that the facilities were about 60 percent complete and that the five buildings that had been eliminated earlier, isolation wards I and K, measles wards F and H and the office building, would soon be placed under contract. The entire hospital complex was expected to be complete and ready for occupancy by December 31.

Isolation Wards

During the next several months at least four contracts were let for the completion of the work on the hospital complex. On August 29, 1908, a contract was let to Charles H. Mentzinger to complete the installation of the plumbing apparatus on the island. This contract included work in isolation wards I and K, measles wards F and H, and the office building, as well as the installation of floor drains in the powerhouse and a saltwater line connecting the contagious disease hospital to the other two islands.

On September 3 a contract was let to Evans, Almirall & Company for the installation of heating apparatus in the hospital complex. The contract included work in isolation wards I and K, measles wards F and H, the office building, and the powerhouse and laundry building.

During this period two other contracts were let for the remaining work on the buildings. One covered the electrical wiring and fixtures in isolation wards I and K, measles wards F and H, the office building and the related corridors.

The entire contagious disease hospital was completed sometime during the spring of 1909. However, the buildings could not be occupied by patients as there was no equipment for the treatment and care of the sick, and there were no funds available for such items. Accordingly, it was determined to request an additional appropriation of \$28,000 to provide for "plain, substantial articles that afford the ordinary facilities" for patients "having diseases of a quarantinable nature."² Congress reacted quickly to the request by approving

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² Ibid, 531.



an act on August 5 that appropriated \$20,000 for the purchase of medical, surgical, and general hospital equipment.

During the early months of 1910 a hot water circulation system was installed within the contagious disease hospital.

In October 1910 it was reported that the contagious disease hospital was ready for occupancy except that it could not be lighted and a decision was made to install electric tie lines.

Finally, the entire contagious disease hospital was opened for occupancy for June 20, 1911.

#### b. Exterior

##### i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the isolation wards were not measured by an architectural team, and drawings at 1/8" scale showing their "as found" condition were not prepared. In substitution for "as found" drawings, archival drawings of exterior of the isolation wards have been reproduced, some having been graphically enhanced to depict the elevations, and relevant details for purposes of illustration in this report. See exhibits 5 through 7.

##### ii. History

A number of contracts for work completed on the exterior of the buildings of Island 3 are of a general nature and do not specify the repairs undertaken on individual buildings. For purposes of completeness, general contracts, as well as those let for individual structures have been included in this section.

The contagious disease hospital was opened for occupancy in June of 1911 and in the fall, some undetermined alterations were made to the isolation wards under a contract with George Sykes. The work was satisfactorily completed on November 23.³

The Sundry Civil Act approved on August 1, 1914, contained appropriations for two improvement projects on Island 3. These were the extension of the fire alarm system to the hospital islands for \$4,000 and the installation of saltwater service lines to the contagious disease hospital. The work was completed sometime in late 1914 or early 1915.⁴

On the night of July 30, 1916, a major explosion at the railway terminal on Black Tom Wharf in New Jersey had serious repercussions for Ellis Island. Walls, ceilings, roofs, and foundations of the hospital buildings were weakened, and many windows, casings, and doors were blown out. The repairs to the Ellis Island facilities took about a year and cost nearly \$400,000.⁵

The hospital complexes on Islands 2 and 3 were administered as a unit by the U.S. Army from March 1, 1918 to June 30, 1919 and then returned to the Public Health Service. Sometime after the U.S. Public Health Service regained the administration of the hospitals on islands 2 and 3, the buildings of the contagious disease hospital were redesignated with new

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3 Ibid., 532.

4 Ibid., 535.

5 Ibid., 535, 536.

numbers and names. Isolation ward J was renamed wards 27-28; isolation ward L, wards 29-30 and isolation ward K, wards 31-32.⁶

In December 1923, Commissioner Henry H. Curran submitted a list of projects that were needed to renew and replace worn out and inadequate equipment. Little renovation work had been done at Ellis Island since the pre-World War I era, and the entire plant was showing signs of deterioration. Saltwater mains were replaced in the isolation wards at this time.⁷

During the fall of 1926 various repairs were made to the leaking roof, gutters, dormer windows, hips, valleys, leaders, drains and ventilators of all the buildings and covered passageways on island 3. Puttyless-type skylights manufactured by the H. H. Robertson Company were to be installed. The repairs were guaranteed to be watertight and leakproof for two years. The isolation ward buildings may have received skylights at this time.⁸

During the summer of 1928, a contract was let for the installation and repair of fly screens on the hospital buildings on islands 2 and 3. The screens were 16 by 16 mesh solid bronze wire and were guaranteed to be insectproof for one year. Seven screen doors were repaired and five new doors installed on the first floors of the isolation ward buildings. Sixty-three new wood framed window screens were installed on the

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⁶ Ibid., 538.

⁷ Ibid., 539.

⁸ Ibid., 544.

first floors, and sixteen new window screens installed on the second floors.⁹

In September 1931 a contract was let to the Quintine Realty Company of Bloomfield, New Jersey, to paint the exteriors of all the buildings on island 3. The work consisted of painting the exterior wood and metal surfaces including the approaches, connecting corridors, and passages of the structures. Steel sash and metal-covered doors were painted as were iron window guards, grilles, screens, balconies, and porches. The perimeters of the exterior door and window frames were painted and caulked. The work was completed in December 1931 at a cost of \$2,790.¹⁰

A contract was let to the Merit Construction Company of New York City in January 1934 to make sheet metal and roofing repairs to a number of buildings on Island 3. Repairs were made to wards 27-28, 29-30 and 31-32 at this time.¹¹

The hospital complexes on Islands 2 and 3 were closed on March 1, 1951. While the hospital complex on Island 2 was taken over temporarily by the U.S. Coast Guard after that date, the buildings on Island 3 were apparently left vacant.¹²

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⁹ Ibid., 545; Specifications for Fly Screens on Islands No. 2 and No. 3, U.S. Department of Labor, Immigration Service, Ellis Island, New York, June 1928 (Denver Service Center : Ellis Island Architectural and Maintenance Records. 1898-1955), Inventory Number 132, 15, 18,19.

¹⁰ Unrau, 549.

¹¹ Ibid., 564, 565.

¹² Ibid., 571.



### iii. Description

Isolation wards I, K and L were all built according to the same design, each being 1-1/2 stories high with an H-shaped plan (photo 1). Nearly identical, the buildings vary only in north-south orientation, their connection with covered way 9E, and a few exterior alterations such as infilled windows.

The isolation wards are constructed of masonry load bearing walls with a steel frame and reinforced concrete joist flooring system and clay tile hipped roof supported by wood framing. Walls are of red brick covered with large aggregate stucco, having brick quoins, a brick base with a granite belt course and header-course watertable. A brick string course runs below the eaves. Window openings have limestone sills and segmental arched lintels with brick keystones and springers (photo 2).

The east and west facades are five bays wide, each bay containing a single two-over-two double hung wood sash window below a recessed stuccoed panel (photo 3). The rear elevation (south in wards L and I and north in K) is divided into three pavilions (photos 4 and 5). The outer two pavilions are each three bays wide, set off by brick quoins, and have the same windows as those of the east and west elevations, with recessed panels above. In ward I, two of these windows have been infilled. The center pavilion of the rear elevation is four bays wide, two of which contain single glazed and paneled wood doors which share a lintel and a two-light transom with a one-over-one wood sash window that has a wood panel below.

These doors open onto granite stoops with iron railings (photo 6). In Wards L and I, these entrances are boarded over (photo 7). The other two bays of this center pavilion consist of window openings which are double in width and

contain two one-over-one double hung wood sash units, a two-light transom above and a recessed stuccoed panel below. The main facade is similar to the rear, but the central pavilion is divided into six single bays with transomed, single-light, two-panel wood doors at each end, which in wards I and K open into covered way 9E (photo 8).

The tiled, hipped roofs of the isolation wards each have a major ridge running east/west, ventilators at each end of the ridge on wards K and I, and two skylights at the center of the slope on the front elevation (northern slope in wards I and K, south in ward L). The roofs are pierced at the eave line of the central pavilion by dormers; two on the slope of the front elevation, three on the rear. The front dormers have clay tile, hip roofs and two-over-two double hung wood sash. The center dormers of the rear elevations have tile hip roofs and two-over-two double hung wood sash windows, while the smaller flanking dormers have arched copper roofs and a single two-over-two double hung sash (photo 9).

#### iv. Existing Conditions

A field survey of the existing conditions of the isolation wards was conducted in December of 1985 and May of 1986. In general these structures exhibit the same types of deterioration for like conditions as the other buildings of Units 2, 3 and 4. A description of the various types of deterioration can be found in section III, appendix A.

The buildings of Units 2, 3 and 4 have, as those of Unit 1, experienced exposure to high winds (particularly from the north), fog, salts, intense solar radiation, condensation and other harsh weathering conditions. Constant, erosive forces such as moisture, salt penetration and

solar radiation seem to have been the primary agents for most of the deterioration mechanisms observed.¹³

A special survey from has been developed which offers a descriptive summary of the types, levels, and locations of deterioration, for each material utilized in the buildings of Units 2, 3 and 4 as well as a relative assessment of condition for each material used and for the building as a whole. See section III, appendix A.

The pebble dash stuccoed finish of the isolation wards is in generally good condition with occasional diagonal cracking occurring at the corners of limestone sills. Loss of stucco aggregate occurs randomly, with one area of delamination occurring on the center bay near the eave of the north, or rear elevation, of ward L. Wall surfaces of all three wards exhibit some degree of English ivy vine cover, obscuring the pebble dash beneath (photo 10). The root systems of the English ivy do not appear to enter the stucco wall finish material; however, stucco aggregate can be dislodged when sections of vine are pulled from the stucco surface. Perforations of stucco surface occur above the window lintels on the north face of the west wing.

Carbon soot staining is evident on all elevations being more concentrated in protected areas such as surfaces directly under the eaves and northerly sections of the buildings. Green biological staining discolors lower pebble dash surfaces, and some areas of upper wall surfaces, as on the north elevation of isolation ward L. Tar or dark paint has been smeared beneath some window sills of isolation ward K. A

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¹³ Prepared for the U.S. Department of the Interior/National Park Service by Beyer Blinder Belle/Anderson Notter Finegold, Historic Structures Report, Unit One Buildings, December 1985, 30.

greenhouse, with collapsed wood roof framing, has been constructed against the southeast corner of isolation ward K and is now in destroyed condition (photo 11).

Brick surfaces exhibit occasional cracking as on the brick base of the central bay of ward L. A 5/8" wide crack occurs on the upper section of the north elevation, west wing, westerly quoining of ward L. Efflorescence, carbon staining and green biological staining appear on most elevations (photo 12). Random mortar loss occurs generally on all buildings (photo 13). Limestone surfaces exhibit general weathering resulting in a granular surface texture. The granite sill exhibits carbon soot staining and biological discoloration.

Windows exhibit random breakage and loss of glazing with some wood and opaque glass infill. Some windows have been infilled with stucco (photo 14) and some new windows installed, as on the south facade of ward K where one additional window has been installed in each of the wings. Wood window sash exhibits general weathering and flaking loss of painted finish. A spotlight protrudes from the central dormer window of the south elevation of isolation ward K (photo 15). Wood paneled doors exhibit general to severe weathering, with some wood infill of door lights. Iron stair rails exhibit surface rusting.

Wood roof eaves exhibit weathering and deterioration with random loss of eave parts. Roof tile appears generally intact with random displacement and loss of tiles and hip capping. Tar has been applied to the outer walls of dormers. Gutters are generally clogged with growth. Downspouts generally have been removed.

The relative structural and exterior/interior finish conditions for the buildings of Units 2, 3 and 4 have been depicted on plans of the various building



complexes, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope of this report. See exhibits 5, 6, 7 and 8 of that section.

c. Interior

i. Drawings

Due to a potential asbestos hazard to the BBB/NFA survey team, the isolation wards were not surveyed in close detail and drawings at 1/8" scale showing their "as found" interior condition were not prepared. In substitution for "as found" drawings, archival drawings of the interiors of the isolation wards have been reproduced to depict plans, sections and relevant details for purposes of illustration in this report. See exhibits 2, 3, 7 and 8. Original 1906 plans of a typical isolation ward have been graphically enhanced and coded with a numbering system which will be referred to in following sections of the text. See exhibits 9 and 10.

ii. Description

According to original 1906 plans, the first floor of each isolation ward building is divided into three sections, the center portion containing a series of fifteen small rooms including bath and dressing rooms, linen closets and kitchens. The outer two sections contain the wards themselves, one with space for twelve beds, the other having space for eight beds. The section containing the eight-bed ward also contains a hallway, toilet, bathroom and linen room. A C-shaped corridor provides the main path of circulation on the first floor. It bisects the central section, curves around a block of two stairways, two linen rooms, two closets, two bathrooms and four discharging rooms, and connects with two exits which, in wards I and K, connect with corridor 9E.

On the second floor, only the central portion has been developed; the outer two sections contain unfinished loft space. The finished area has been equally divided into two separate apartments, mirror images in plan, each containing a separate stairway, two bedrooms, a dining and sitting room, a bathroom and a hallway.

### iii. History

#### 1. Historic Room Use

The isolation wards were designed to be independent from the measles wards and to provide receiving, discharging and hospital facilities for those suffering from more serious contagious diseases and their combinations such as scarlet fever, diphtheria, measles with scarlet fever, measles with diphtheria, scarlet fever with diphtheria and measles with whooping cough.¹⁴ Provisions for staff housing and the inclusion of small kitchens in each ward, rather than service rooms as in the measles wards, allowed each half of the building, with its patients as well as staff, the potential for being closed off within itself in the event of the eruption of any serious or unusual symptoms.

A 1906 first and second floor plan for a typical isolation ward shows the structure being utilized as two distinct, self-contained ward facilities each with its own staff housing. The first floor is utilized as patient ward and support facilities, with one half of the building containing two discharging rooms and one bath located adjacent to the main entrance; one twelve-bed ward; a toilet; a separate bath; a kitchen and two linen closets. A hallway which can be closed by a central door, leads to the second half of the building

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¹⁴ Unrau, 511.

containing a grouping of three rooms utilized as discharging rooms; one eight-bed ward; one toilet; one bath, a kitchen and two linen rooms. A stairway leads to three rooms on the second floor utilized as two nurse's bedrooms and one nurse's dining and sitting room. The second floor nurse's quarters of each half of the building are constructed to be completely separate from each other, without an interconnecting passage.

With the completion of the contagious disease hospital complex in 1909, Island 3 structures were assigned building numbers. Isolation ward I was assigned number 14; isolation ward L , number 15; and isolation ward K, number 16.¹⁵

Little is known about the usage of the isolation ward buildings through the years prior to 1920. It can only be assumed that rooms were used in the manner for which they were designed through most of these early years. Although a number of site plans of Island 3 exist indicating room configuration for the isolation wards throughout the 1920's and 1930's, these plans do not list room names or usage.

In March of 1920 a hospital library was installed in Ward 32, room 101, the former twelve-bed ward, located in the southeast corner of isolation ward K (photos 16 and 17). The new library room was "about 25 by 55 feet with windows on three sides," and promised to "be one of the choicest locations imaginable this summer in the hot weather." For the adults in the contagious disease wards the American Library Association supplied newspapers and worn books that were not

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¹⁵ Harlan D. Unrau, Historic Resource Study (Historical Component), Volume III, (U.S. Department of the Interior, National Park Service, 1984), 1255.

worth rebinding, such as Grosset and Dunlap reprints. "Everything left in these wards" was "burned when read."¹⁶

In March of 1924 the library contained some 4,400 books. Many of these had been provided by the New York Public Library. Some 2,500 volumes were in English, with German books forming the largest percentage of foreign books. The library subscribed to twenty-six periodicals in English. Average circulations were about one thousand books and two hundred periodicals per month.¹⁷

Earlier that year in January of 1924, a report to the Surgeon General listed employee quarter locations within the U.S. Marine Hospital No. 43. Ward 28, the southeastern twelve-bed ward of isolation ward I, wards 29 and 30 of isolation ward L and ward 32 of isolation ward K, were designated as quarters for male attendants.¹⁸ The same report listed ward use and capacity for the marine hospital and named wards 27 and 28, the southwestern and southeastern wards of isolation ward I, as ward space for patients with venereal disease. As ward 32 had become the library in 1920 and ward 28 is also named as housing for male attendants, it is more probable that the second floor rooms of wards I and K, designed for staff housing, were utilized as male employee quarters leaving the lower floors as patient facilities.¹⁹ Use of the east section of the second floor for male employee housing and the west section for female employee housing has been verified for the years 1934-37 by Albin Maskelony, a former employee of the U.S. Immigration Service, interviewed by the National Park Service in May of

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¹⁶ Unrau, Historic Resource Study, Volume II, 623.

¹⁷ Ibid., 649.

¹⁸ Ibid., 645.

¹⁹ Ibid., 640.



1986. Mr. Maskelony was housed in the northeast room of isolation ward K, room 202, an original nurse's bedroom, during 1934-37. The library, ward 32 was used for sleeping quarters for staff not permanently housed on Ellis Island during this period.²⁰

Also, first, second, and third floor plans of the contagious disease hospital are indicated on a drawing entitled "Hospital Buildings Island No. 3" dated September, 1928, and although this plan does not show room utilization for every building, it does, in addition to indicating the number of the wards and the room layout for each floor, note that employee quarters are located on the second floor over wards 27 through 32.²¹

During the years 1922-1924, the reconstructive service for the hospital complex included physiotherapy, occupational therapy, and academic training. The later two categories emphasized instruction in the English language, reading and writing, arithmetic, and textile work among children hospitalized over extended periods for treatment of trachoma, favus, and ringworm. Ward 31, the original northwestern eight-bed ward of isolation ward K, served as a school room for these activities with some adults also participating in the educational classes.²² This room has since been partitioned into four spaces, probably dating to renovations undertaken during the spring of 1939, see page 19.

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20 Interview with Albin Maskelony, by the National Park Service, Ellis Island, May 1986.

21 Unrau, Historic Resource Study, Volume III, 1255.

22 Ibid., 648.

May 1932 specifications for the replacement of plumbing fixtures and fittings in the hospital buildings, list ward 27 of isolation ward I as being designated an operating room.²³ In 1924, this original eight-bed ward was listed as ward space for patients with venereal disease. It would seem that this space had been converted to an operating room between 1924 and 1932. Field inspection has confirmed the existence of a room finished with a white tile wainscot in that space. In 1936, a dental laboratory with a fluoroscopic machine as well as general multi-bed wards are designated for wards 28 and 27, and it may be that the operating room in ward 27 was converted to a central laboratory between 1932 and 1936, or it may have been misnamed in the 1932 plumbing specifications.²⁴ This issue is further confused by wards 27 and 28 being listed in 1932 specifications as located in isolation ward L; isolation ward L, however, contains wards 29 and 30. A letter to the Commissioner of Immigration from Gillis & Geoghegan, manufacturers of heating and ventilating apparatus, discusses the materials to be used in the manufacture of steam sterilizers to be installed in ward 27.²⁵ Certainly ward 27 was utilized for a specialized medical purpose, whether as an operating room or dental facility.

A summary of the historic use of each building of Units 2, 3, and 4 has been depicted on a site plan, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope, of this report. See exhibits 9 and 10 of that section.

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²³ Unrau, Historic Structure Report, 555.

²⁴ Unrau, Historic Resource Study, 1258.

²⁵ Letter from Gillis E. Geoghegan, 537-539 West Broadway, New York, May 19, 1932 to the Commissioner of Immigration, U.S. Department of Labor, Ellis Island, Metaform files: 15 East 26th Street, New York, New York.

## 2. Historic Room Finishes

Original plans for a typical isolation ward (see exhibits 2 and 3) describe interior finishes in all rooms, except for bathrooms and toilets, as including wood floors, cove wood base, plaster finished walls with rounded corners and a cove at the ceiling. Bathrooms and toilets were originally to be finished with terrazzo floors with marble borders and 6'-0" high marble wainscot. Linen rooms were to contain built-in wood units of shelves with drawers below (photo 18), and kitchens were to contain dressers with glazed cabinets above and wood paneled drawers and cabinets below (see exhibit 7). Doors throughout the building were to be wood with five flush panels (photo 19).

A December 15, 1921 report on the physical conditions of Ellis Island notes that the walls of isolation wards 27 and 28, ward I, were "badly broken" and recommends that they be repaired. Presumably, these repairs were undertaken in 1922.²⁶

Documented changes in finishes include the tiling of a new bathroom in ward 27 in 1931. In May 1932, a contract was let to the Bernard Plumbing Company to make various replacements to the plumbing fixtures and fittings in many of the buildings on Islands 2 and 3. This contract affected an operating room, examination room and bathroom in isolation ward 27, a toilet and a bathroom in ward 28, and bathrooms on the second floor of ward 31 and ward 32.²⁷

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²⁶ Unrau, Historic Resource Study, 561.

²⁷ Unrau, Historic Structure Report, 547, 548, 555, 556.

In May 1932 a contract was let to Morris Friedlander, Inc., of Brooklyn, New York, to paint the interiors of all the buildings on Island 3. The work included patching plaster and painting wood, iron, and plaster surfaces throughout the buildings. The general color scheme, with some exceptions, was light cream for the ceilings, light ivory for the upper walls, ivory or buff for the wainscot, and black or brownish black for the base.²⁸

A contract for plumbing installation and replacements on Islands 1, 2, and 3 was let to A. Blaustein of New York City in March 1934. The work on Island 3 included alterations and replacement of toilet partitions, marble, and tile works, and plumbing fixtures and fittings.²⁹

It is difficult to determine from available documentation the scope and detail of the alterations made to the buildings of the contagious disease hospital during 1936 and 1937. However, extant documentation of the period indicates that alterations, repairs, and remodeling were performed in a number of buildings including ward 28 under a contract let sometime in the fall of 1936. The work generally consisted of installing new windows, screens, doors, linoleum, acoustical tile on ceilings, partitions, and plumbing and electrical fixtures as well as interior painting.³⁰

During the spring of 1939, the office of the WPA also performed alterations in the attendants' quarters of wards 29, 30, and 31. The work included the following: "Cutting of openings in walls to install new lintels,

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28 Ibid., 557.

29 Ibid., 560.

30 Ibid., 566.



frames, windows complete and sills to match existing; installation of gypsum tile partitions plastered to form separate rooms with metal louvres over each door; cut corridor opening and install lintel; remove existing door complete, and brick up opening; move radiators where indicated; install electrical work indicated; replace exterior wooden steps with concrete to line up with existing sidewalk; paint entire interior plaster and wood and new exterior wood".³¹

In February 1945 a contract was let to make plumbing repairs and replacements on Islands 2 and 3. The work on the isolation wards included the replacement of bathtubs with stall showers in several bathrooms.³²

The hospital complexes on Islands 2 and 3 were closed on March 1, 1951. While the hospital complex on Island 2 was taken over temporarily by the U.S. Coast Guard after that date, the buildings on Island 3 were apparently left vacant and allowed to deteriorate.

#### iv. Existing Conditions

Due to a potential asbestos hazard to the BBB/NFA team, a complete "Existing Conditions Survey" of the interior spaces of the isolation ward buildings was not conducted, and a room-by-room analysis of all visually accessible finishes, decorative trim, doors, lighting, plumbing, heating and ventilation equipment was not prepared. In substitution for an interior survey, a revised form was developed which treated the survey on a building-by-building basis rather than room by room. The completed form offers a descriptive summary of the

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³¹ Ibid., 569, 570.

³² Ibid., 570, 571.

interior spaces and finishes of each building not surveyed. Information to complete the forms for the isolation wards was based upon existing archival documents, prior historic structure reports compiled by Harlan D. Unrau and The Ehrenkrantz Group, prior field observations of these and similarly constructed and sited buildings on the island, and twenty-three room-by-room survey forms completed for the first floor of isolation ward K in December of 1985 prior to the asbestos restriction. One summary form was completed for the isolation ward buildings. See section III, appendix A.

Based upon information obtained during the 1985 survey of the first floor of isolation ward K, wood, concrete and ceramic tile floors were in good condition with composition floors being in generally poor to fair condition. Wood and wainscot base was in good condition.

Plaster walls were in good to fair condition with random areas of cracking. Deterioration resulting in exposure of structural tile was evident on some exterior walls and occasionally under windows. Plaster wall surfaces were frequently overpainted with tan, putty and gray paint over cream and yellow-gold. A 2-1/4" dado over a 1-3/16" red dado was observed adjoining a gold wall color in hallway H105 of ward K. Walls had been removed in original north facing discharging rooms and baths, also of ward K, altering rooms 116, 117 and 115 to one room, and rooms 112, 113 and 114 to one room as well. The wainscot was generally in good condition with infrequent cracking.

Plaster ceilings were in good to fair condition with some cracking. Cracking also occurred at the juncture of ceilings with installed partition walls in the original eight-bed ward, room 110 of ward K, partitioned into four spaces. Areas of exposed structural ceiling tile usually occurred in conjunction with loss of plaster wall finish.

Ceilings were commonly overpainted with putty and cream paints over a yellow-gold basecoat. This ceiling color often extended approximately 10" down over the wall surface.

Wood paneled doors were generally in fair condition with the interior of one linen closet door, room 111, being in good condition and retaining its original finish. Most doors had received overpaintings of white, cream, gray or turquoise paint over original varnished finish (photo 15). Some metal door-signage holders remain on doors to the altered spaces' original room 110. The word "Greenleaf" is printed on the sign of a door to one of these rooms.

A number of lighting fixtures remain in isolation ward K, such as glass and metal ceiling-mounted fixtures with 3' to 4' chains, and oval sconces. Glass shades and globes are often missing or broken. Ghosts of removed oval-based sconces remain on some walls.

Plumbing fixtures and radiators generally remain with some breakage of plumbing due to vandalism. Although the second floor of isolation ward K was not examined in detail, it was noted that the skylit ceiling of the dining and sitting room, room 201, was destroyed and there appeared to have been severe damage to wall surfaces in one of the nurses' bedrooms, rooms 202 or 203.

Finishes of isolation wards I and L could be expected to be in similar condition to those observed on the first floor of isolation ward K, with finishes of rooms subjected to the greatest exposure, whether through water infiltration due to leakage or broken windows, exhibiting the greatest deterioration. The 1978 existing condition survey of the Ehrenkrantz Group lists the interior finishes of isolation ward I as being in very poor condition, particularly on the north and south elevations where the central section meets the flanking

pavilion. Isolation ward L is reported to be in nearly identical condition.³³

#### d. Architectural Significance

Due to potential asbestos hazard to the BBB/NFA survey team, an "Existing Conditions Survey" of the interior spaces of the isolation ward buildings was not conducted, and the individual rooms of these buildings were not evaluated for architectural significance.

The isolation wards can be viewed as having architectural significance as an integrated unit of three buildings, as well as contributing to the architectural integrity of the Island 3 hospital complex as a whole.

Isolation wards I, K and L, constructed 1907-1909, were designed to serve a unique function deriving out of the theory of prevention of contagion by isolation, the primary method of combating contagious disease during the first quarter of the twentieth century. Innovative hospital design throughout the first decade of this century included the construction of self-contained isolation pavilions planned to be further separated into independent units, and allowing, therefore, for the containment of severe combinations of diseases. The interior plan of the isolation wards fully fulfills this design intent, providing ward, kitchen, staff housing and operating room facilities which allowed for almost complete independence of the rest of the contagious disease hospital complex.

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³³ For the National Park Service by Building Conservation Technology/The Ehrenkrantz Group, Historic Structures Report, Ellis Island, Statue of Liberty National Monument, December 1978, 313, 316.



Constructed with large aggregate stucco finish, brick quoins and clay tile hipped roofs, the isolation ward unit continues the materials and separate pavilion design form of the measles wards, providing a completion to the contagious disease hospital buildings as an ensemble.

See section II, Physical History and Analysis Section, sub-section A-2.b, Statement of Significance, Units 2, 3 and 4: Architectural/Historical Significance, for a discussion of the buildings of the hospital complex as an integrated ensemble.

#### e. Structural System³⁴

##### i. Description and Existing Conditions

Each building of the isolation wards is a two-story hip roofed structure. The roof is framed with wood plank, rafters, beams and trusses supported by exterior and interior brick bearing walls. The ceiling is attached to wood joists. The second floor is framed with one way reinforced concrete joists formed by clay tile supported on brick bearing walls and steel beams. The first floor has similar framing with steel beams eliminated and intermediate concrete beams used. The foundations are on piles.

In isolation ward I at the second floor south stairwell, a skylight header and some ceiling rafters are rotted out (photo 20). There is a rotted beam in the roof construction at the east dormer near covered way 9E (photo 21).

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³⁴ Based on Robert Silman Associates, P.C., "Ellis Island, Historic Structures Report, Units 2, 3 & 4, Structural Systems", May-June 1986.

In Ward K in the first floor nurse's bathroom, room 109, there is an exposed and badly corroded reinforcing bar in the underside of the second floor loft, room 208 (photo 22). At the second floor in the south loft area, room 203, there has been extensive penetration by water with possible damage to wood roof and ceiling members (photo 23).

In ward L in the first floor bathrooms near the walkway, water penetration has loosened some of the clay tiles in the floor above (photo 24). Cracks have occurred in the ceiling and walls of the first floor main corridor (photo 25). A crack has also occurred in the exterior face of a south wall pilaster above the second floor (photo 26).

#### ii. Recommendations

Additional investigation is required by closer inspection of suspected rotting wood members and by ultrasonic testing to determine the area of remaining reinforcing steel. After that is completed, analysis to determine future action must be undertaken. The vertical crack in the exterior pilaster of isolation ward L was probably caused by thermal movement and needs only to be repaired after the building is heated.

Exhibit 1

UNITED STATES DEPARTMENT  
OF THE INTERIOR

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

ARCHITECTS

BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

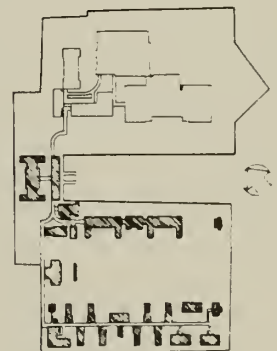
SURVEY OF  
STRUCTURES  
UNIT 234

ELLIS ISLAND

STATUE OF LIBERTY  
NATIONAL MONUMENT  
NEW YORK / NEW JERSEY


mk	sht	REVISIONS	date	ini
DESIGNED			DATE	
DRAWN			TECH REVIEW	

KEY



TITLE OF SHEET

SUB SHEET NO

DRAWING NO

PKG. NO SHEET  
OF

Office Building and Laboratory _____ Immigrant Building

Mortuary _____ Ferry House

Powerhouse and Laundry _____

Measles Ward G _____

Measles Ward E _____

Measles Ward C _____

Measles Ward A _____

Administration Building _____

Kitchen _____

Measles Ward B _____

Measles Ward D _____

Measles Ward F or J _____

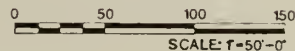
Measles Ward H _____

Isolation Ward I _____

Isolation Ward L _____

Isolation Ward K _____

Staff House _____



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NOTTER FINEGOLD & ALEXANDER

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(212) 777-7800

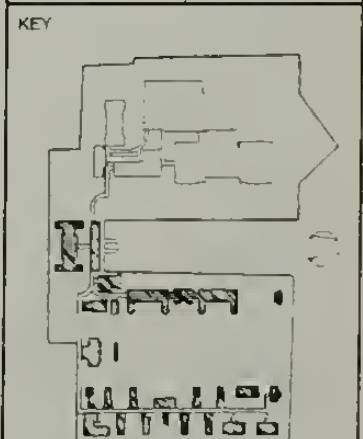
STRUCTURAL ENGINEERS  
  
ROBERT SILMAN ASSOCIATES, P.C.

MECHANICAL & ELECTRICAL ENGINEERS  
  
SYSKA & HENNESSY INC.

# **SURVEY OF STRUCTURES UNIT 234**

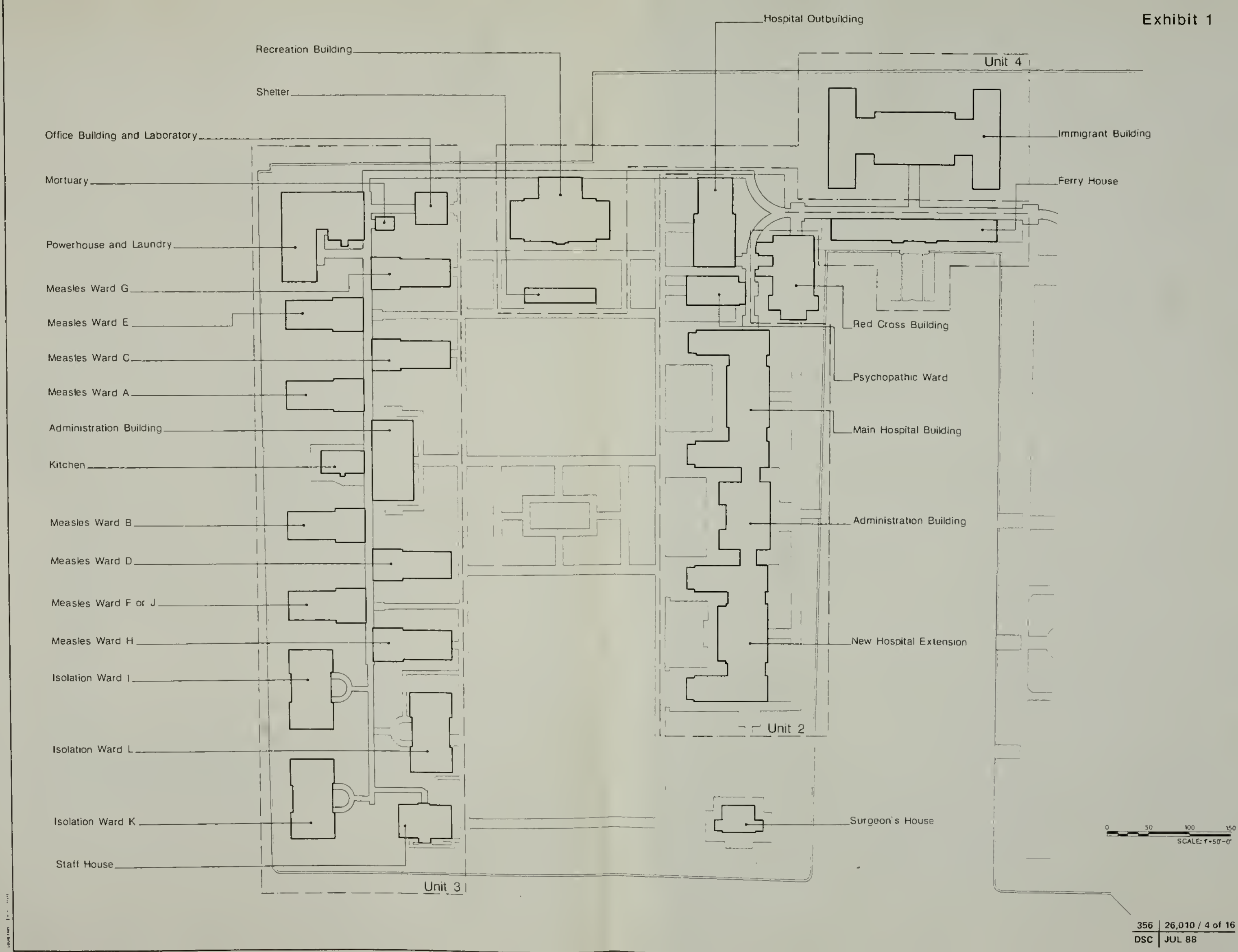
**ELLIS ISLAND**  
  
**STATUE OF LIBERTY  
NATIONAL MONUMENT**  
  
NEW YORK / NEW JERSEY

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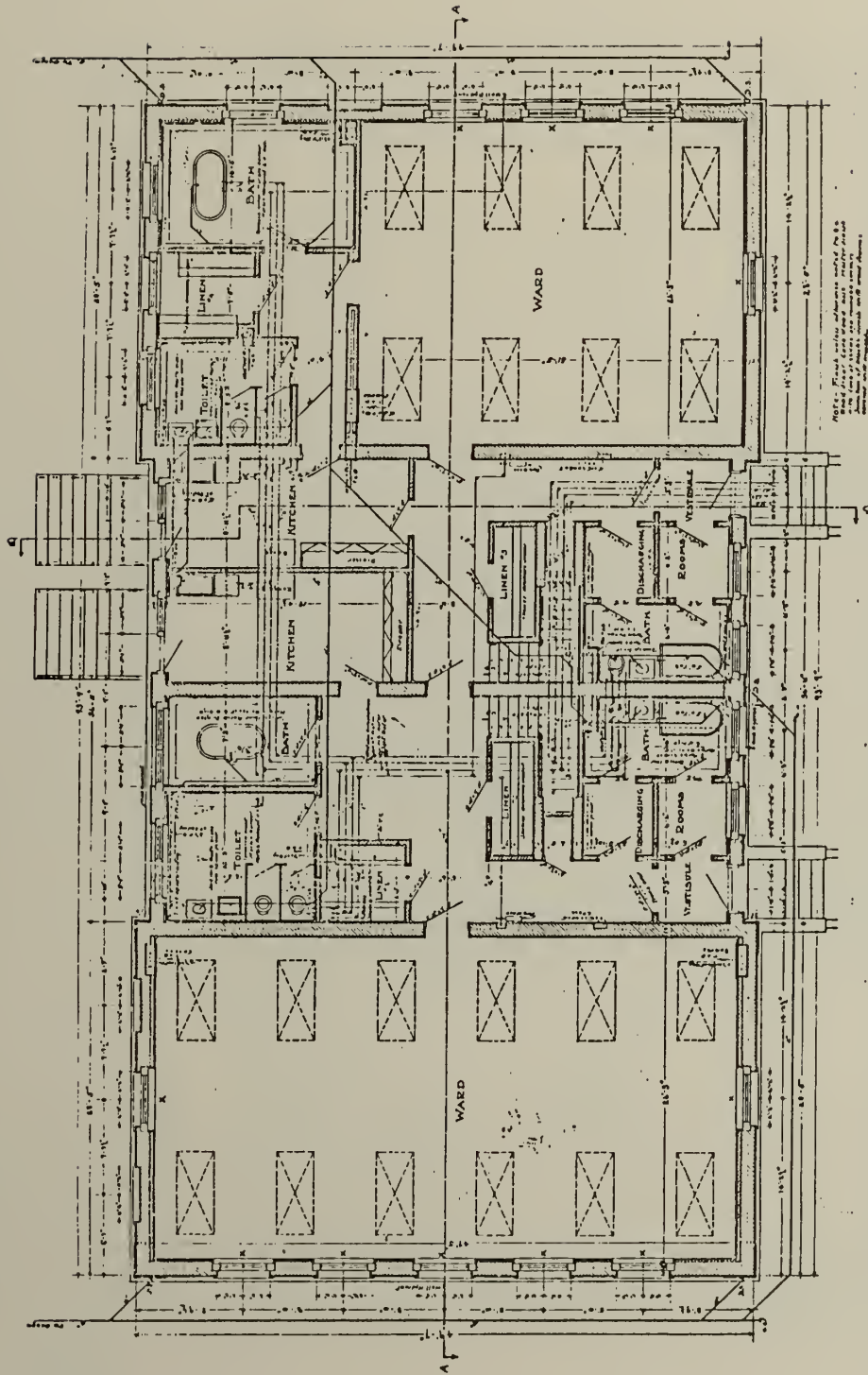


TITLE OF SHEET

SUB SHEET NO	DRAWING NO
PKG NO	SHEET
	OF







KEY

1	Single Bed
2	Double Bed
3	Single Bed with Dressing Room
4	Single Bed with Dressing Room and Bath
5	Single Bed with Dressing Room and Bath and Kitchen
6	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet
7	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet and Toilet
8	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet and Toilet and Staircase
9	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet and Toilet and Staircase and Entrance
10	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet and Toilet and Staircase and Entrance and Staircase
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16	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet and Toilet and Staircase and Entrance and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase
17	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet and Toilet and Staircase and Entrance and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase
18	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet and Toilet and Staircase and Entrance and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase
19	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet and Toilet and Staircase and Entrance and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase
20	Single Bed with Dressing Room and Bath and Kitchen and Linen Closet and Toilet and Staircase and Entrance and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase and Staircase

FIRST FLOOR PLAN - ISOLATION WARD

REDUCED SIZE REPRODUCTION

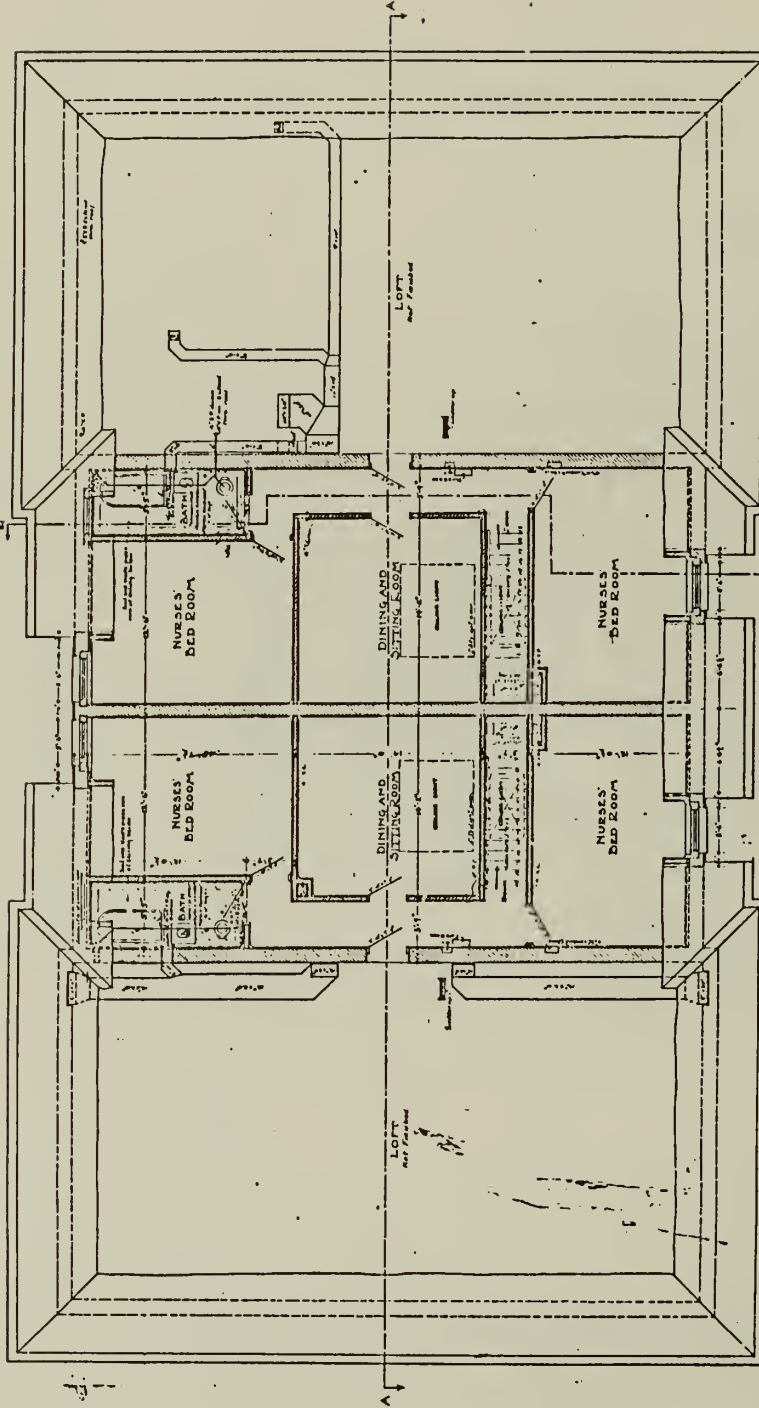
ELIS (JUN) N.Y.  
Immigrant Station  
Contagious Disease Hospital  
Drawing No. 201  
Drawn by J. H. H. - Checked by G. H. H.

First floor plan, typical isolation ward, 8/18/06.

NPS Dwg. No. 356 | 43.902C/1

DSC JUL 88

*Supervising Architect*  
*Division of Public Health*  
*State of New York*



Notes: Each nurse's office shall be 10' x 10' and shall be located in the center of the ward. The ward shall be 10' x 10' and shall be 10' x 10'.

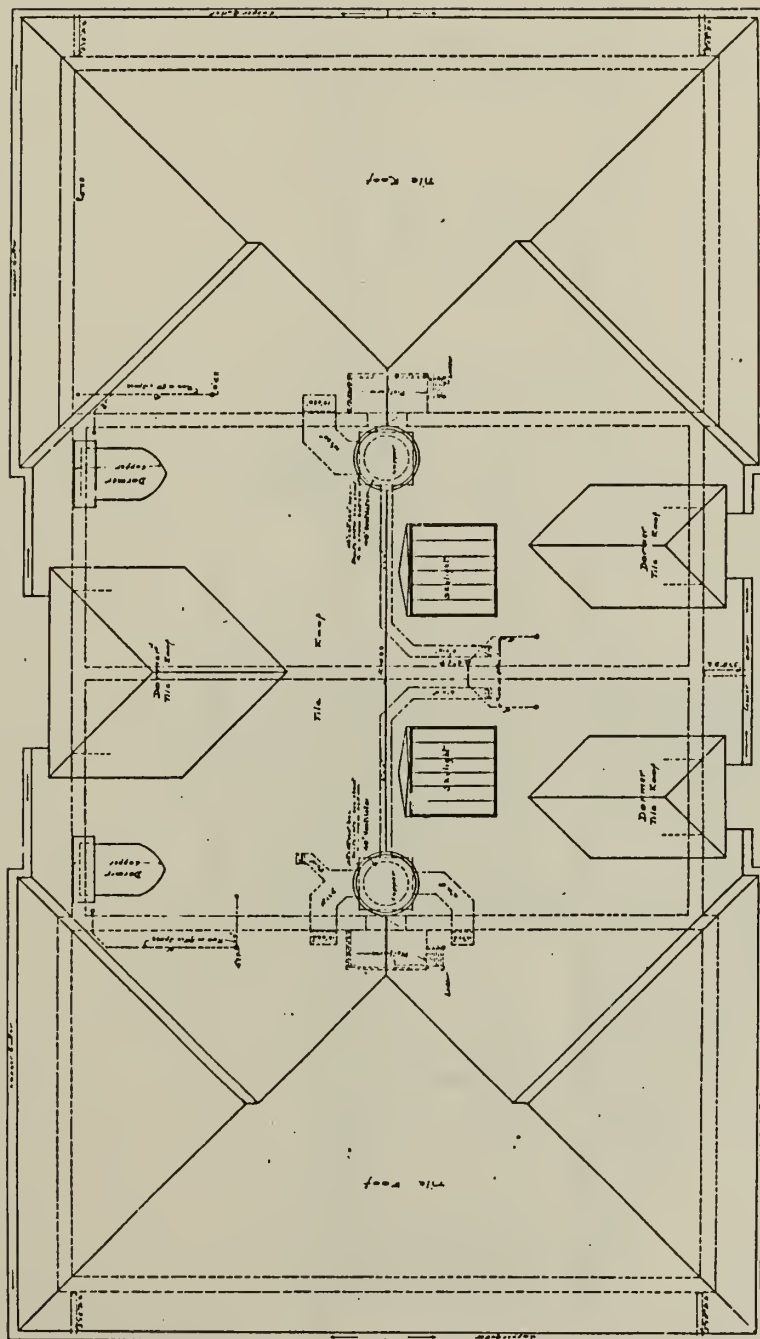
SECOND FLOOR PLAN - ISOLATION WARD

Scale 1/4" = 1'-0"

ELLIS ISLAND, N. Y.  
 Immigrant Station  
 Contagious Disease Hospital  
 Drawn No. 202  
 Date July 1906  
 Checked by E. J. 1/4" = 1'-0"

Second floor plan, typical isolation ward, 8/18/06.

NPS Dwg. No. 356  
 43.902C/2  
 DSC JUL 88



ROOF PLAN - ISOLATION WARD

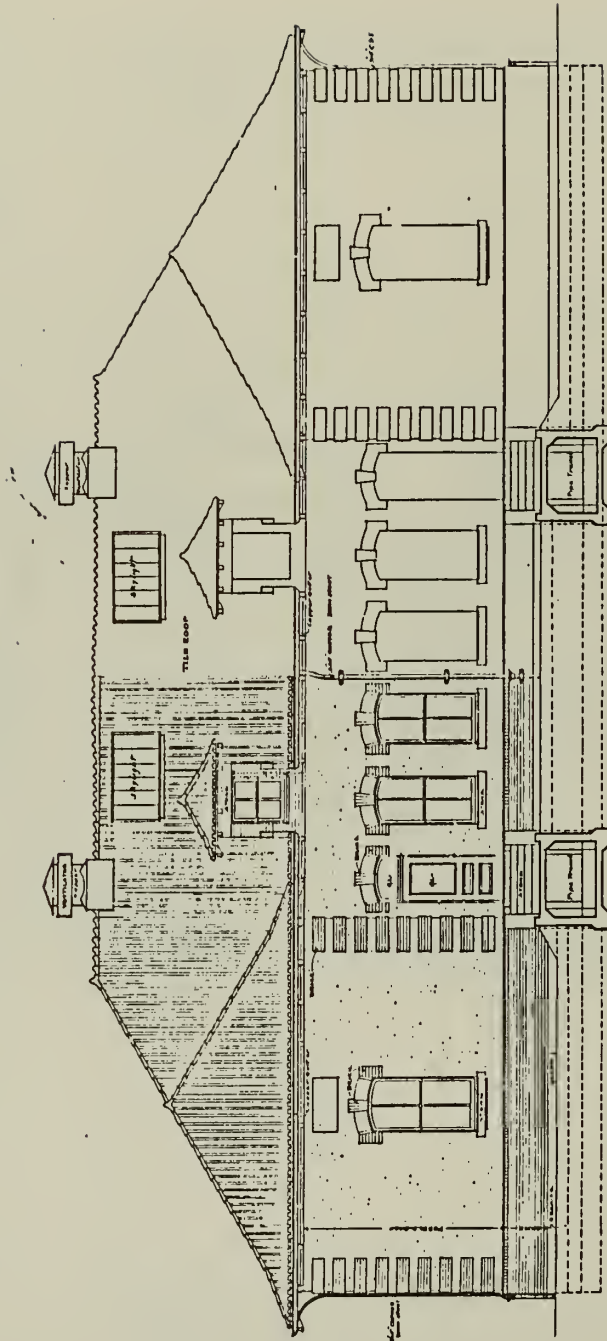
Scale 1/4" = 1'-0"

ELIS ISLAND, N. Y.  
Immigrant Station  
Typhoid Hospital  
Aug. No. 203  
and by the  
N. Y. C. Health Department

James A. Thompson & Co.  
SUPERVISING ARCHITECT  
Engineering Department

Roof plan, typical isolation ward, 8/18/06.  
NPS Dwg. No. 356 43,902C/3

DSC JUL 88



FRONT ELEVATION OF ISOLATION WARD . SCALE 1/4" = 1 FOOT .

ELLIS ISLAND, N. Y.  
Immigrant Station  
Contagious Disease Hospital  
Drawing No 294  
Drawn by J. H. B. (Titled) 1/11/06

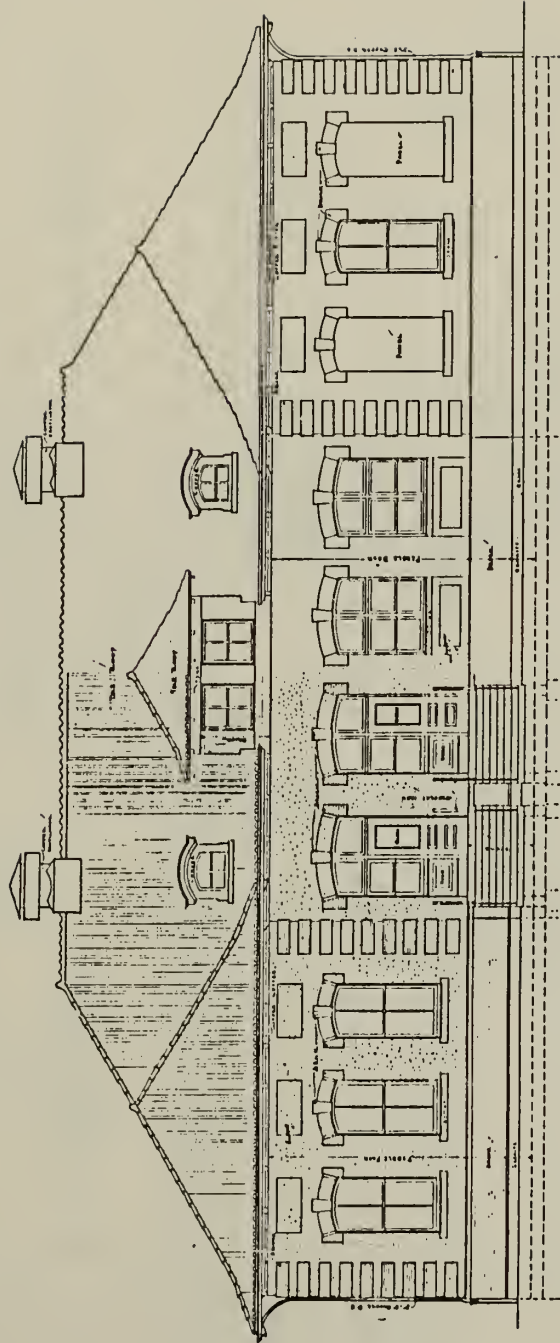
U. S. DEPT. OF JUSTICE  
IMMIGRATION AND NATURALIZATION SERVICE  
JUL 13 1906

Front elevation, typical isolation ward, 8/18/06.

NPS Dwg. No. 356 / 43,902C / 4

DSC JUL 88





REAR ELEVATION OF ISOLATION WARD SCALE 1/4" = 1 FOOT

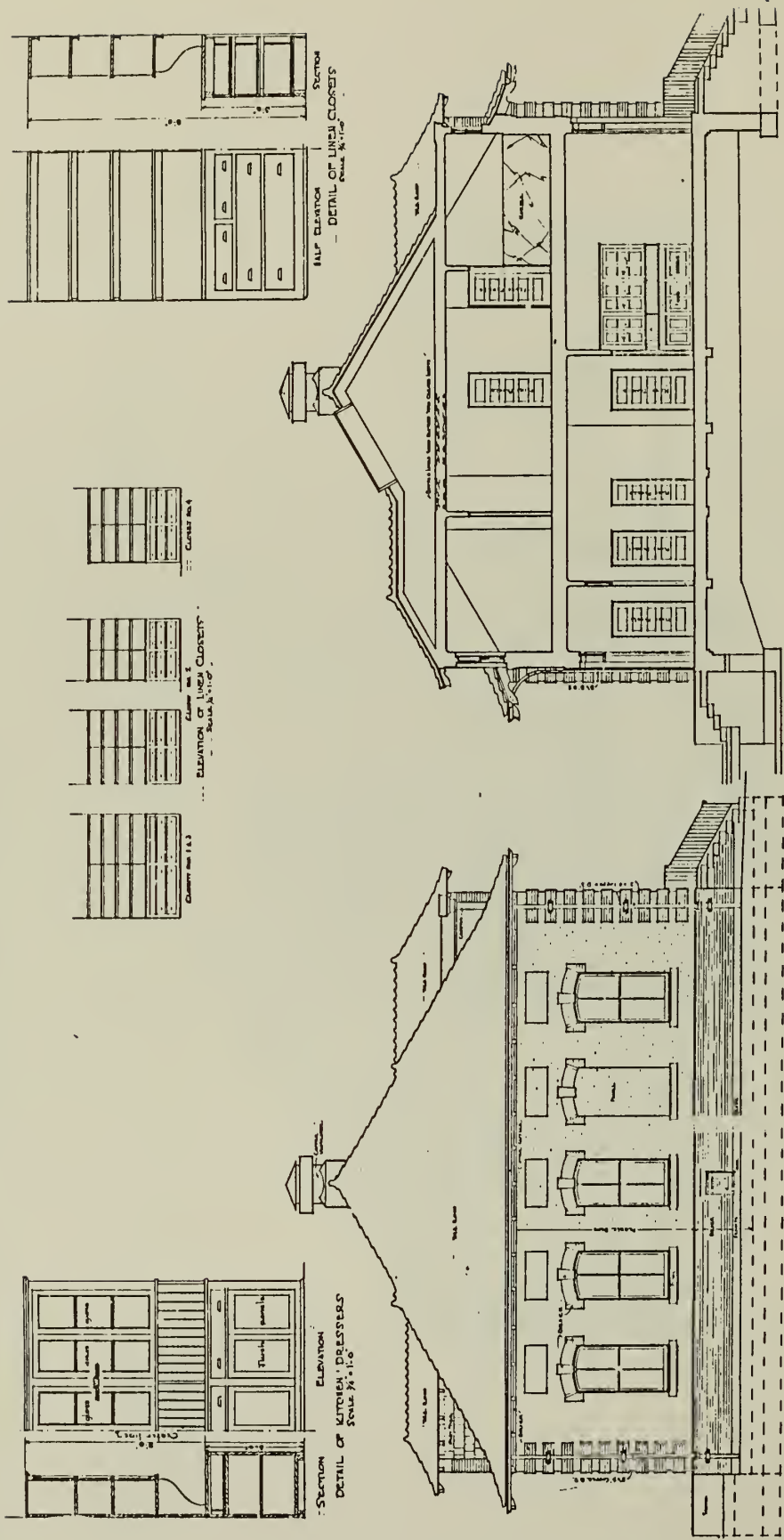
ELLIS ISLAND, N. Y.  
Immigrant Station.  
Contagious Disease Hospital.  
Drawing No. 205  
Drawn by: J. H. S.  
Checked by: J. H. S.

U S DEPARTMENT OF LABOR  
IMMIGRATION SERVICE  
NEW YORK OFFICE  
JULY 18, 1906

REAR ELEVATION OF ISOLATION WARD  
JULY 18, 1906  
D  
TRACED FROM BROWN LINE PRINT JAN. 1910

Rear elevation, typical isolation ward, 8/18/06.

NPS Dwg. No. 356 | 43,902C / 5  
DSC | JUL 88



ELLIS ISLAND, N.Y.  
Immigrant Station  
Contagious Disease Hospital  
Drawing No. 208  
Drawn by E.C.  
Checked by E.A. 1/16/06  
Traced by E.C.

JAMES KEOY TAYLOR  
SUPERVISOR OF ARCHITECTURE  
NAVY DEPARTMENT

U.S. DEPARTMENT OF LABOR  
IMMIGRANT STATION  
ELLIS ISLAND, N.Y.

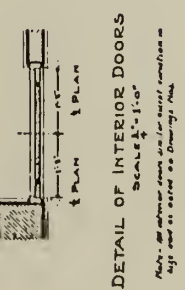
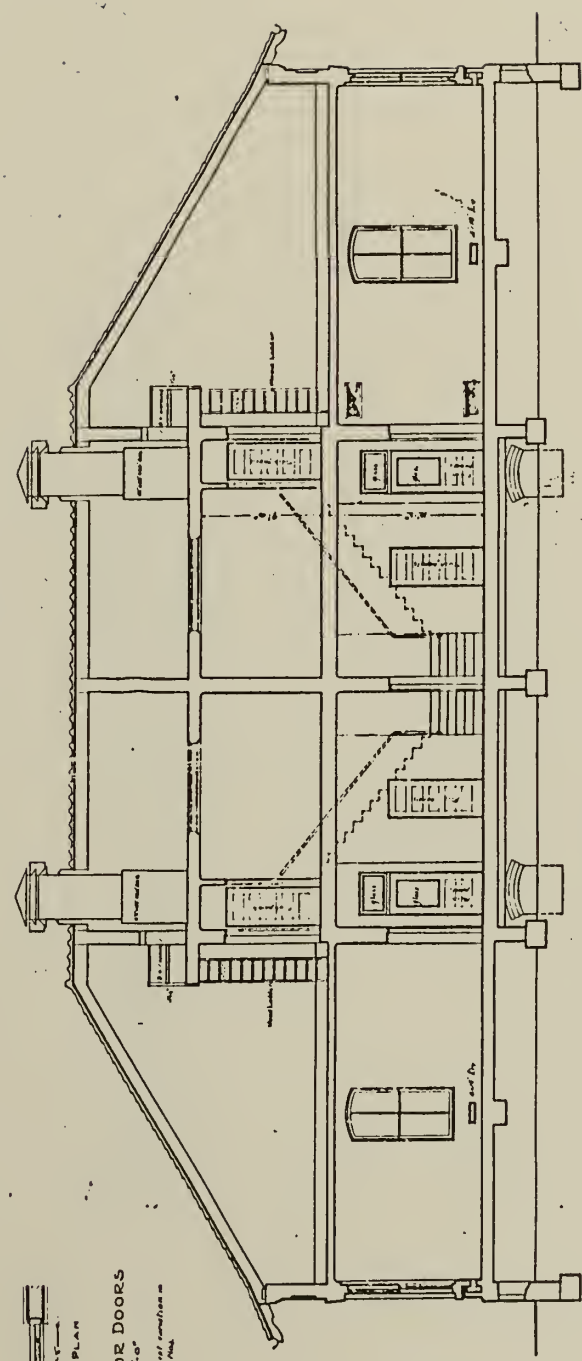
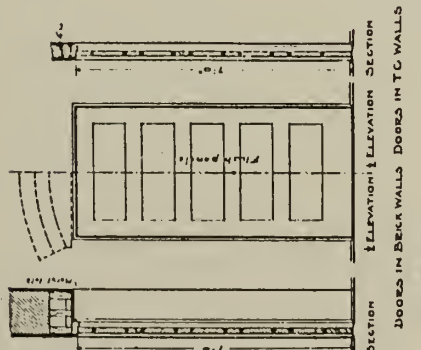
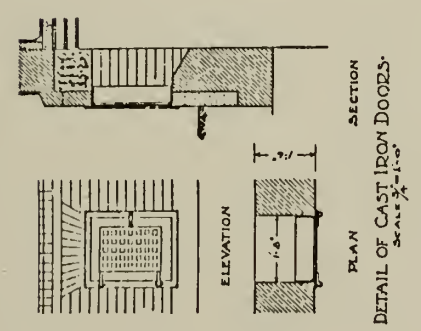
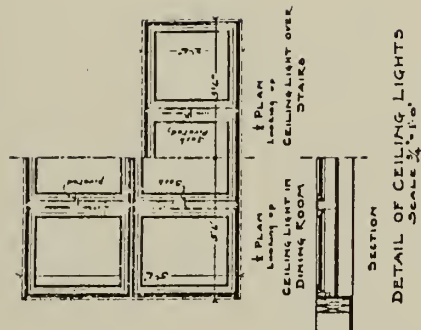
TRACED FROM BROWN LINE PRINT JAN. 1912

End elevation and cross section, typical isolation ward, 8/18/06.

NPS Dwg. No. 356 | 43,902C/7  
DSC | JUL 88

RECEIVED  
JUL 18 1906  
NEW YORK  
DEPARTMENT OF  
HEALTH

NO. 243, 92C, 92C-1, 92C-2, 92C-3

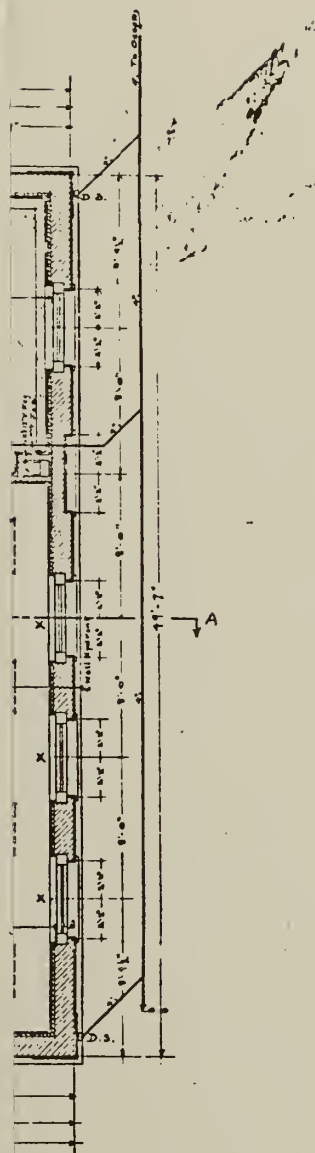


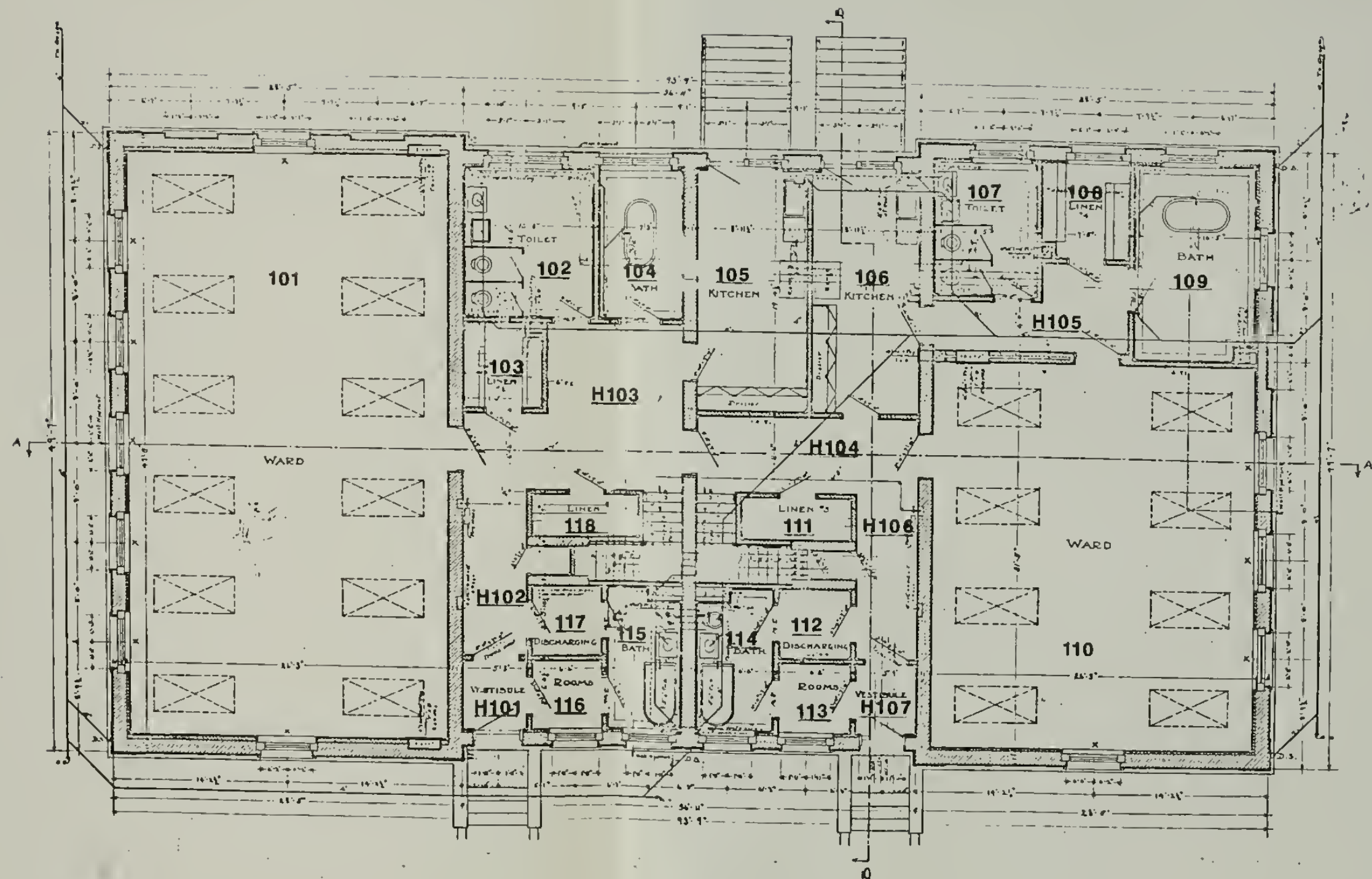
ELLIS ISLAND, N.Y.  
Immigrant Station  
Intagious Disease Hospital  
Drawing No. 207  
Designed by J. H. M. 1906  
Checked by J. H. M. 1906

Longitudinal section, typical isolation ward, 8/18/06.  
NPS Dwg. No. 356 143,902C/9  
DSC JUL 88



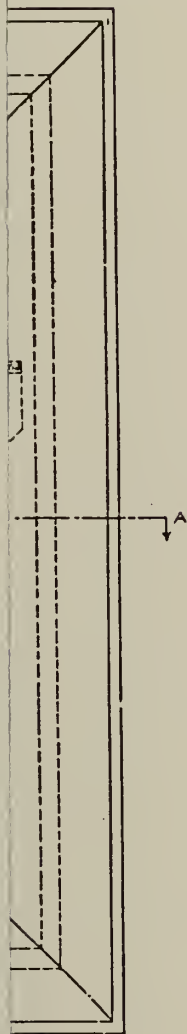


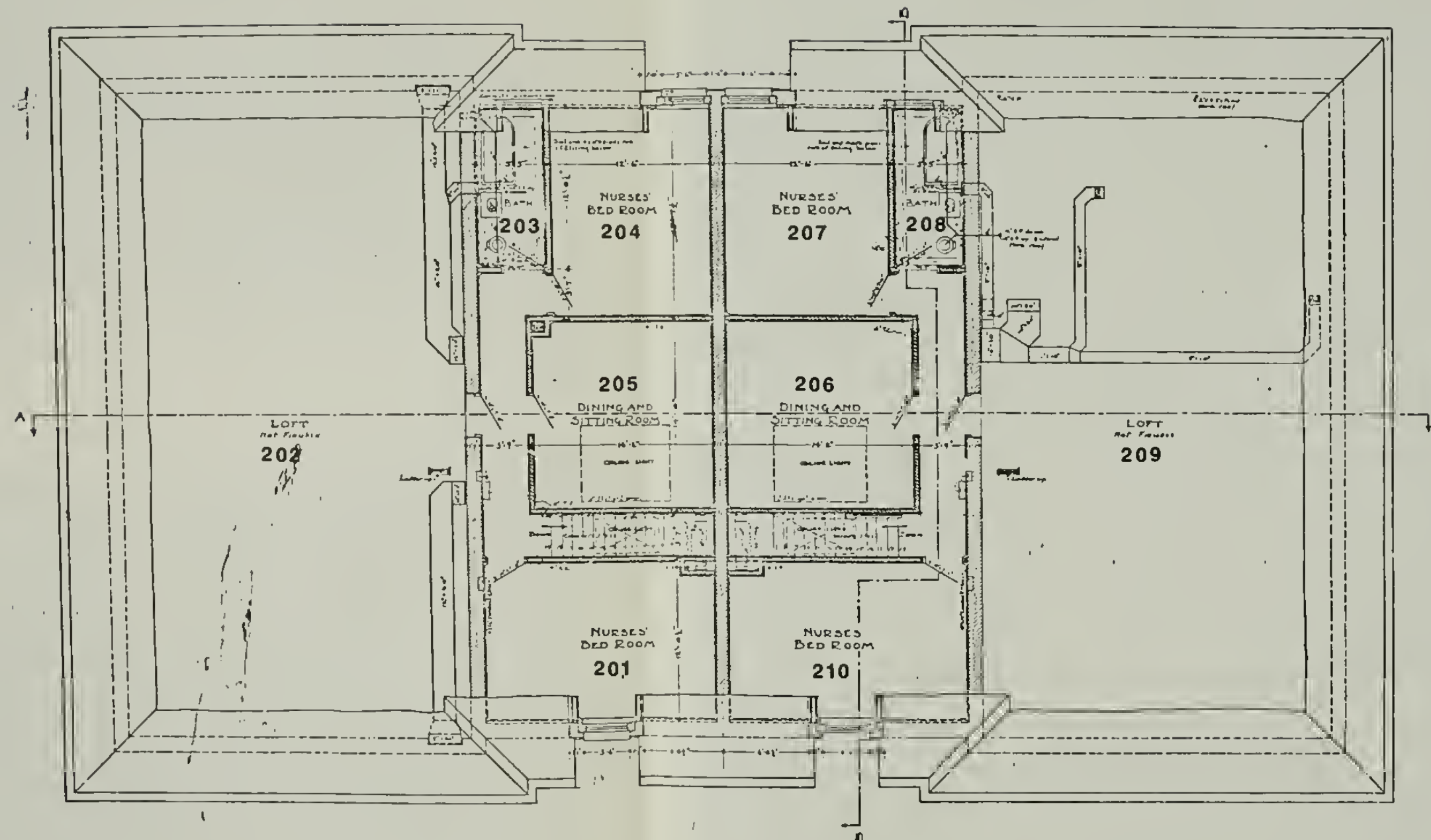




FIRST FLOOR PLAN - ISOLATION WARD  
SCALE 1/8" = 1'-0"

First floor plan, typical isolation ward, 8/18/06.  
Coded NPS Dwg. No. 356 | 43,902C / 1  
DSC | JUL 88





SECOND FLOOR PLAN - ISOLATION WARD

SCALE 1/4" = 1'-0"

Second floor plan, typical isolation ward, 8/18/06.  
Coded NPS Dwg. No.

356	43,902C / 2
DSC	JUL 88





1. Isolation ward L, view southwest.



2. Isolation ward L, view southeast.



3. Ward K, east elevation, view southeast.



4. Ward L, north elevation, view south.





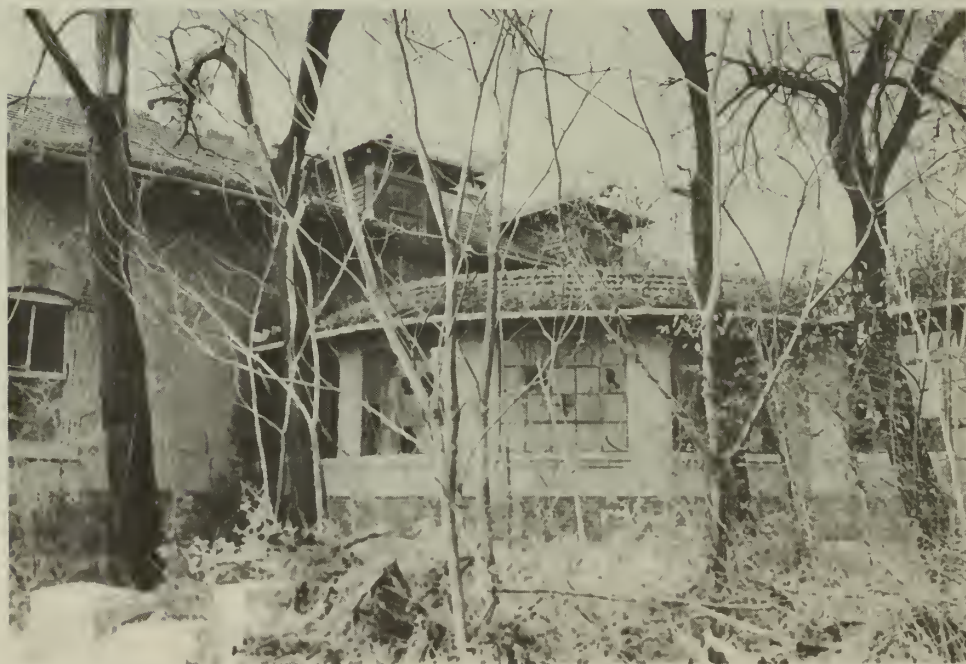
5. Ward I, south elevation, view northeast.



6. Ward L, stoops, north elevation.



7. Ward K, south facade; boarded-over entrances.



8. Connection of north facade of ward K with covered way 9E.





9. Ward L, north elevation, view southeast.



10. Ward L, south elevation, vine cover.

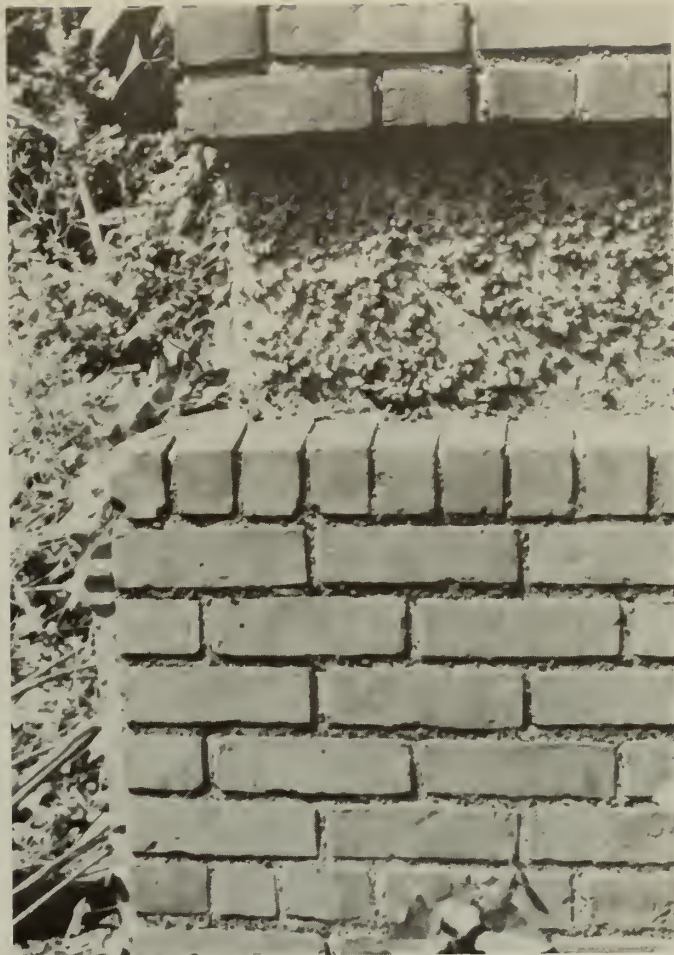


11. Greenhouse structure at south elevation of ward K.



12. Efflorescence, base of north elevation of ward L.





13. Mortar deterioration, base of south elevation of ward I.



14. Ward L, east facade, infilled window.



15. Ward K, south elevation, spotlight in dormer.





16. Hospital library, ward K, c. 1916. National Archives.



17. Room 101 in ward K, view north; site of the hospital library.



18. Linen closet, ward K.



19. Hallway with typical five-panel wood doors, ward K.



20. Ward I, south stairwell, second floor;  
rotted skylight header and ceiling rafters.



21. Ward I, east dormer; rotted roof beam.





22. Ward K, room 109, ceiling; exposed and corroded reinforcing bar.



23. Ward K, room 203, water damage; exposed ceiling and roof members.





24. Ward L, water damaged ceiling; exposed clay tiles.

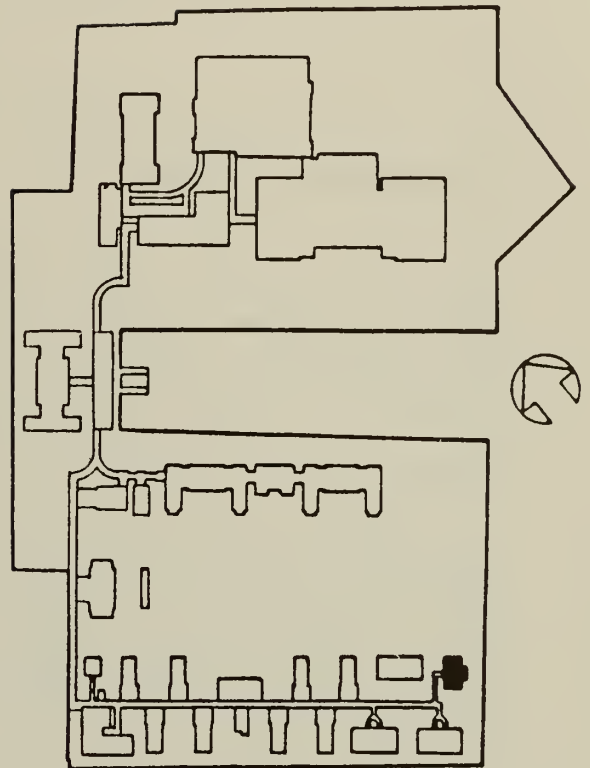


25. Ward L, first floor main corridor; exposed clay tiles.



26. Ward L, south elevation;  
cracks.

## STAFF HOUSE



## 6. Staff House

### a. Construction History

(See Office Building and Mortuary, section a., Construction History, for a more detailed description of the development of Island 3.)

The staff house, constructed during the period November 1907 to the spring of 1909, was built as part of the contagious disease hospital complex, and was to provide housing for high ranking hospital staff. Although scheduled for construction in March of 1907, a large portion of the new Island 3 complex including the staff house, the office building, mortuary, measles wards C,D,F,G, and H and isolation wards I,K, and L, was delayed due to lack of sufficient appropriations, as well as their being considered of secondary importance to other more necessary structures.¹ In early May of that same year, however, Congress did approve an additional appropriation of \$250,000 for the completion of the hospital.

Due to rising costs, the Northeastern Construction Company refused to construct the foregoing buildings and a number of corridors under its original bid, so in July of 1907 new bids were solicited for the completion of the hospital. Once again, the bid of the Northeastern Construction Company was accepted as lowest and a formal contract was executed in mid October. Plans were prepared by the Treasury Department with James Knox Taylor as supervising architect (exhibits

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¹ Harlan D. Unrau, Historic Structure Report, Ellis Island, Historical Data (Denver Service Center: United States Department of the Interior, National Park Service, 1981), 511, 516, 517.



1 through 4). Construction of the buildings began in November.² The staff house and other buildings included in the October contract were complete by the spring of 1909.³

b. Exterior

i. Drawings

In November and December, 1985, an architectural team measured the staff house as part of the overall HSR III effort. Drawings at 1/4" scale were prepared that depict "as found" conditions. See exhibit 5.

ii. History

With the completion of the contagious disease hospital complex in 1909, Island 3 structures were assigned building numbers. The staff house became number 17 at this time.⁴

The staff house, may have sustained damage as a result of the July 30, 1916, Black Tom Wharf explosion. Although, the specifics of the damage to staff house are not documented, damage to foundations, walls, windows, casings, doors and roofs of all buildings on the island was widespread. Repairs for all of the buildings were complete early in 1918.⁵

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² Ibid, 527.

³ Ibid, 531.

⁴ Harlan D. Unrau, Historic Resource Study (Historical Component), Volume III, (U.S. Department of the Interior, National Park Service, 1984), 1255.

⁵ Unrau, Historic Structure Report, 511.

No evidence exists that any improvements were made to the staff house during the World War I administration of Islands 2 and 3 by the U.S. Army from March 1, 1918 to June 30, 1919.⁶ Certainly by the time of Commissioner Henry H. Curran's list of projects for renewal and replacement work in 1923, the staff house was showing signs of deterioration as were all other hospital buildings.⁷ The work that was done at this time appears to have been of an interior type.

During the fall of 1926, various repairs were made to leaking roofs, gutters, dormer windows, hips, valleys, leaders, drains and ventilators of all buildings on Island 3.⁸ The round-roofed dormer windows of the staff house were flashed in 16 ounce soft copper and any broken sash chain was replaced with brass sash chain. Damaged tile and deteriorated roof pointing was replaced with materials of the same kind, color and quality as that of the original. The building's gutters, leaders and cast iron drain lines were also cleaned.⁹

In June of 1928, a contract was let for the installation and repair of fly screens on the hospital buildings of both Islands 2 and 3. Thirteen new first floor window screens were installed and two first floor doors were

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6 Ibid, 536.

7 Ibid, 539.

8 Ibid, 544.

9 Specifications for Repairing Roofs, Skylights and Ventilators on All Buildings and Covered Way Passages, Island No. 3, U.S. Department of Labor, Immigration Service, Ellis Island, New York Harbor, New York (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898-1955), Inventory Number 157, 11, 12.

repaired. The screened porch on the easterly side of the building had new wire mesh installed, and the door was rescreened and repaired.¹⁰

During September through December of 1931, all exterior wood and metal of the staff house was painted, including window and door screens, and the decorative iron first floor balconies. A letter from the Central Paint and Varnish Works of November 2, 1931 specifies that the exterior paint which was used at this time was Battleship Gray Outside Paint.¹¹ Remnants of gray paint are still visible on areas of the balcony rails. The perimeters of the exterior door and window frames were also painted.¹² Also during September of 1931, and extending into 1932, repairs were made to Island 3 roofs, gutters and downspouts. In addition, the wooden soffits of the roof eave overhangs were painted.¹³

The 1934 Ellis Island Committee survey and subsequent recommendations for the hospital's improvement did not affect the staff house; however, a number of undocumented alterations were undertaken on the exterior of the staff house after 1934. The easterly screened porch was altered, its screens removed, stucco finished walls constructed with small windows installed on the east and north elevations, and a four-light single panel door fitted within the south elevation (photo 1).

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¹⁰ Specifications for Fly Screens on Islands No. 2 and No. 3, U.S. Department of Labor, Immigration Service, Ellis Island, New York (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898-1955), Inventory Number 132, 10, 15.

¹¹ Specifications for Painting, Island No. 3, U.S. Department of Labor, Immigration Service, Ellis Island, New York (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898-1955), Inventory Number 159.

¹² Ibid, 7; Unrau, 548.

¹³ Unrau, 548.

Two separate alterations were completed on an east elevation window: the first altered the east four-light window to a six-light window of the type similar to the first floor, and again later, to a horizontally oriented six-light window. A small one-light window immediately to the south of this was infilled at the time of the second alteration. One other window of the same type located at the northeast corner of the east elevation was infilled at this time as well. The door leading from the kitchen to the eastern seawall was altered from a single four-light two panel door with a two light transom, to a center opening french door, each half having eight lights (photos 2 and 3). The transom area was infilled.

The hospital complexes on Islands 2 and 3 were closed on March 1, 1951. While the hospital complex on Island 2 was taken over temporarily by the U.S. Coast Guard at that time, the buildings on Island 3 were apparently left vacant.¹⁴

### iii. Description

The staff house, the easternmost building on Island 3, is a 2-1/2 story masonry load bearing structure having stuccoed walls with brick trim, and a hipped roof with eight round-headed gable dormers. The north and south elevations are three bays wide while the east and west are of five bays wide (photo 4).

The building rests on a common bond brick base, with a granite base course and a single course, brick header water table. The walls are stuccoed with a sand colored pebble dash, and each corner is ornamented with ten stretcher

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¹⁴ Ibid, 571.



bond, five course brick quoins. Window sills are limestone and lintels are composed of pebble dash covered arches with brick springers and keystones.

North and south elevations are alike, each being three-bays wide and pierced by six windows. Windows of the first level reach nearly to the floor on the interior and have flat heads, while the windows at the second story are shorter and have arched heads (photos 5 and 6). First story windows are fitted with curved wrought iron balconies supported by wrought iron scrolled brackets. All windows have been fitted with two-over-two double hung wood replacement sashes.

The west, or front elevation of the staff house is five bays wide (photo 7). The outer four bays comprise the same window type and arrangement as the north and south elevations: 8'-4-1/2" windows with flat lintels and balconies on the first story; 5'-7" foot windows with arched lintels heads at the second story. The central bay contains the building's main entrance. The bay projects slightly from the main elevation, its corners being banded with brick quoins. Within this bay, a Doric portico, connected with and partially obscured by covered way 9E, has banded limestone columns and a limestone entablature. The portico is surmounted by a wrought iron balustrade. A second story window having a limestone surround with arched lintel and keystone opens onto this balcony. The door within the portico, obscured from exterior view by the corridor, is flanked by side lights below a three-light transom. The upper sections of the door and side lights are glazed while the lower sections are wood paneled.

The eastern elevation of the staff house is also five bays wide, the southernmost two composed of a typical arrangement of first and second story windows. The central bay includes a porch which has been enclosed with an infill material of stucco covered brick. The porch has a brick

base, two Doric limestone columns and two stucco coated brick piers, and a tar-coated copper hip roof with overhanging eaves and long projecting wood rafters (see photo 1). Above the porch is a three-part segmental arched window with a pebble dash lintel having brick springers and three brick keystones.

A small vent and a nine-light window with a limestone sill have been installed in the infill area on the east side of the porch. On the south side of the porch, stairs having a brick base, limestone treads and a wrought iron balustrade, lead up to a wood and glass paneled door; the top half of which is filled with four glazed panels; the bottom half, two wood panels. This doorway also has a screen door (photo 8). The north side of the porch is pierced by a six-light casement window.

To the north of the porch on the east elevation, stairs with an iron balustrade and granite risers and treads lead up to a wood and glass paneled french door, each half having eight lights, surmounted by an infilled transom area. The doors share the door frame with a highly deteriorated double screen door (see photo 3).

Within this northernmost portion of the east elevation there are three infilled windows, identified by their remaining sills, with the lintel and balcony of the largest also remaining exposed. The stucco coat of the window area infill material is of a slightly lighter color than the stucco of the rest of the wall (photo 9). A six-light casement window has been installed in the wall in the vicinity of the infill of the largest window. A small square vent has also been opened in a portion of this infill (photo 2).

The building is covered with a red tile hip roof with overhanging eaves and exposed wood rafters. Two chimneys with limestone coping and copper flashing are

symmetrically balanced on the northeast and southeast ridges. Eight round-headed, tar coated copper dormer windows are located three on the east, three on the west, and one on each of the north and south hips of the roof. Copper leaders once ran down from a copper gutter on the east and west ends of both the west and south elevations, but only the gutter and cast iron leader receivers remain (photo 10).

#### iv. Existing Conditions:

A field survey of the existing conditions of the staff house was conducted in November and December of 1985. In general, this building exhibits the same types of deterioration for like materials as the other buildings of Unit 3. A description of the various types of deterioration can be found in section III, appendix A.

The buildings of Units 2, 3, and 4 have, as those of Unit 1, experienced exposure to high winds (particularly from the north), fog, salts, intense solar radiation, condensation and other harsh weathering conditions. Constant, erosive forces such as moisture, salt penetration and solar radiation seem to have been the primary agents for most of the deterioration mechanisms observed¹⁵

A special survey form has been developed which offers a descriptive summary of the types, levels, and locations of deterioration, for each material utilized in the buildings of Units 2, 3, and 4 as well as a relative assessment of condition for each material used and for the building as a whole. See section III, appendix A.

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¹⁵ Prepared for the U.S. Department of the Interior/National Park Service by Beyer Blinder Belle/Anderson Notter Finegold, Historic Structures Report, Unit One Buildings, December 1985, 30.

The pebble dash stuccoed finish of the staff house is in generally good condition with some separation of stucco occurring at junctures with stone window sills. Wall surfaces of the west and east facades suffer from vine-growth with areas of the original east porch obscured by heavy vine-cover which obscures some window areas (photo 11). Vines were cut and removed from some porch wall surfaces by the measuring team to allow access for measurement purposes. This vine growth, when removed, did not appear to cause harm to underlying pebble dash and brick surfaces.

Some cracking of stucco has occurred on the first story level in the area of the most eastern windows of the north and south elevations, and horizontal cracks occur on the north, south and east faces of the easterly corner piers of the porch (photo 12). Cracking also occurs beneath the replacement window on the east elevation due to the deterioration of its metal sill, and is evident around the perimeter of the iron plate vent door installed in the east face of the infilled porch.

Brick surfaces exhibit some cracking with random flaking loss. This condition is most evident on the brick base. The soldier brick water table suffers from areas of surface loss with some exposure and deterioration of the brick subsurface. Spotty mortar loss occurs in the north lower corner of the east elevation brick quoining. Limestone surfaces exhibit general weathering resulting in a granular surface texture.

Iron staining is evident under all areas of the east elevation affected by installation of iron plates and window sills. Minor areas of iron staining occur under a few wrought iron first floor window balconies. Copper staining occurs on the face of most stone window sills of the north and west elevations and some of those of the south elevation. Most



windows exhibiting copper stained sills are those whose openings have been fitted with fly screens.

Carbon soot deposits can be seen on all elevations, being most concentrated on the upper portion of the west and south elevations just under the eaves. Black crust occurs on the underside of all limestone window lintels.

Biological staining is present on all elevations. The growth of biological matter is most severe on the first story pebble dash and brick surfaces of the north and west facades, and around the junctures with the main building of the east porch and west portico. Areas of pebble dash in which green biological staining is most concentrated give the pebble dash an olive green coloration. Black water staining is evident on the east porch in areas under the level of the original porch floor and in the area of the removed downspout in the southeast corner. The east face of the stairway leading from the east elevation doorway is covered by a particularly even coat of dark fluid staining. Wood surfaces exhibit general weathering with some deterioration, displacement and loss of areas of the porch fascia.

The pebble dash finish exhibits some minor gray cementitious patching repair on the inner face of some window openings. Infill areas of altered windows and doors are evident through their use of materials which differ in colorations and size of aggregate from the original pebble dash stuccoed finish (see photo 9). The window opening of the altered original kitchen window in the east elevation is in deteriorated condition with some loss of metal sash and stucco finish. Tar patching has been applied to areas of the west portico's juncture with covered way 9E.

Wrought iron window balconies exhibit areas where gray overpaint is deteriorated and flaking. Exposed

metal surfaces suffer from rusting and pitting (photo 13). All building downspouts have been removed while extant iron downspout receivers exhibit deterioration of overpaint and rusting of exposed metal surfaces. The downspout receiver of the south corner of the porch's east elevation has been replaced with one made of cast cement with iron plate attachments. Gutters suffer from general perforation of metal surfaces. The loss of downspouts and clogging of gutters have resulted in absorption of water by areas of pebble dash finish, particularly on inner and outer corners of the building.

Windows suffer extensively from broken and missing glass panes. The second level easterly window of the south elevation has had a metal hooded spot-light installed in its lower southeast pane (photo 14).

The roof exhibits random loss of clay tile and dislodging of portions of hip capping. Dormers exhibit torn areas of copper flashing. Copper dormer hoods have been coated with tar (photo 15).

The relative structural and exterior/interior finish conditions for the buildings of Units 2, 3, and 4 have been depicted on plans of the various building complexes, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope, of this report. See exhibits 5, 6, 7 and 8 of that section.

### c. Interior

#### i. Drawings

In November and December, 1985, the architectural team measured the staff house. "As found" plans and sections were prepared in 1/4" scale. See exhibits 6 through 8. Room identification numbers were assigned by the survey team.

## ii. Description

The design of the first floor of the staff house was based on a central hall plan with the central hall, H102, running on an east/west axis beginning at the building's main entrance at the north, and terminating at a porch at the hall's eastern end (see exhibit 1). The porch has since been enclosed thereby creating room 105, a new kitchen, and a wall has been erected at the end of the central hall, creating H102A, a transitional space between the main hall and enclosed porch.

Rooms of primary importance, the dining room, room 101; the kitchen, room 102; the library, room 103; and the living room, room 104, are located in the four corners of the first floor.

A strong circular path of circulation created by the connections of these spaces exists in addition to the east/west axis formed by the central hallway.

Two pairs of double, wood paneled doors open from H102, one double door on the south side into the living room, room 104; the other, on the north side, into the dining room, room 101. The library in the southeast corner of the building and the living room in the northeast corner have identical fireplaces, each positioned centrally on the intervening wall. Two doorways connecting the living room and library flank the back-to-back fireplaces. Another door leads from the library into the transitional space, H102A. From here, the path of circulation continues into the central hall, H102; into the altered kitchen area, 102A; and then into 102, the original kitchen. An arched doorway, originally closed by a single door, opens to the dining room, room 101.

A fireplace located in the dining room on the eastern wall, once was positioned back-to-back with a range located in the original kitchen area. The northeast corner of the building where the original kitchen, pantry and rear entry foyer were located has been altered. The range has been removed and replaced by a built-in cabinet. Two walls have been eliminated and a new wall added, thereby creating rooms 102 and 102A from three separate spaces. A wood and glass french door exits from room 102 out onto a landing.

The second floor of the staff house is reached by a stairway leading up from the central hall, pausing at a landing with a large segmental arched three-part bay window. At the top of the stair is a small hallway and a large linen closet. Two doors lead to the north and south halves of the second floor. A third door opens onto a concrete stair leading to the attic.

The staff house was originally built as a two-family residence, and the second floor is divided into two wings, each originally containing four equally sized bedrooms, two on each side of the north/south halls, with a bathroom at the end of each hall. A fifth bedroom was centrally located, directly across from the stairway (see exhibit 1). Subsequent alterations created three new closets and two additional bathrooms, one off room 201, the other off room 210, in the central bedroom space. Wooden wardrobe units were added to four rooms, 202, 205, 207 and 209. A wall between rooms 206 and 207 was eliminated, and the door to 206 infilled thereby creating a single long room in the southeast corner of the second floor.



### iii. History

#### 1. Historic Room Use

The staff house was designed as a possible two-family residence to serve as housing for high ranking staff of the contagious disease hospital. The building was, therefore, planned to provide a comfortable homelike retreat from the long hours and demands of the hospital itself. It was designed with a typical domestic floor plan having public rooms, living room, dining room, library, central hall, stairwell, kitchen with adjoining refrigerator closet, pantry and store room on the first level. The second floor contained the private spaces; nine bedrooms, two bathrooms, a stairwell and a central corridor. Additional bathrooms were installed and other changes undertaken during 1923. Drawings entitled, Renewal of Plumbing System and Installations, Island No. 3, dated May 4, 1923, show the plan of the first floor of the staff house as being the same as when it was designed in 1907.

The 1923 plans do, however, show changes as having taken place on the second level, including the division of a west elevation bedroom at the head of the stairs into five smaller spaces, a linen closet utilizing the original doorway to the second floor stairhall, and one clothes closet and bathroom opening to each of the flanking bedrooms, rooms 201 and 210. Doorways and doors were installed at the west end of the stairwell walls, thus partitioning the second level north-south hall into three sections, a central stair hall at the head of the stairs, and two side halls, one to the north and the one to south. This further separated the upper floor into two private sleeping quarters each containing four bedrooms and two bathrooms. The second level stairhall provided a public space giving access to the third level attic, the stairs to the first floor and the linen closet (compare exhibits 1 and 7).

In 1924 the staff house was used as housing for married commissioned officers.¹⁶ During the years, 1927-29, Dr. Carl Ramus was commanding officer of the U.S. Public Health Service and lived in the staff house with his family. A May 21, 1928 drawing for the hospital buildings of Island 3 shows the installation of fly screens and a screen door on the eastern porch whereas previously the south facade of the porch had been open with stairs descending to a possible garden area.¹⁷ A 1929 plan of the hospital buildings on Island 3 indicates room partitioning but not specific usage (exhibit 9). These drawings show additional doorways cut through the walls separating the bedrooms in the northeast and southeast corners of the second floor, rooms 202 and 201, and rooms 210 and 209. These doorways provided access from the corner bedrooms, rooms 202 and 209, to the bathrooms installed in 1923 in rooms 201 and 210. Closets were also built into the northwest corner of an east elevation bedroom, room 205, at this time. The first floor plan appears the same as in 1923, and it would seem that room use remained consistent during this period.

A number of interior alterations were undertaken in response to changing needs during the years 1932-1951. The original kitchen area with its refrigerated closet, pantry, storeroom, and toilet was altered to become two rooms instead of five. The ghosts of the original partitions are visible on present ceilings and walls. The present flooring is unmarked and was probably replaced at the time of the alterations.

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¹⁶ Harlan D. Unrau, Historic Resource Study (Historical Component), Volume II (U.S. Department of the Interior, National Park Service, 1984), 645.

¹⁷ Archival Drawing, Hospital Buildings Island No. 3, May 21, 1928, Park Service Number 43.920:1, Original Number E1008-1.

The walls of the storeroom and toilet were not retained in this new alteration and were replaced by walls constructed further into the original kitchen area, creating a new kitchen in the area of the toilet and storeroom. The installation of a horizontally oriented window on the east facade of this space has allowed a sink to be installed against the east wall. Within the old kitchen, a built-in cupboard was installed in the position of the range and a window located in the prior refrigerated closet was infilled. French doors replaced the original, single-light, wood door, with infill of the original two-light transom probably occurring at this time also. The original kitchen may have served as an informal eating area in this later period.

Other alterations took place on the first floor after 1932. The kitchen was moved again, or an additional one built, in the east porch which was enclosed. The main center hall was partitioned at its eastern end to form a vestibule or intermediary hall. A doorway, which originally may have opened to the basement crawl space, probably was infilled at this time, and replaced by an opening in the north wall under the stairs. The main entrance vestibule was divided into three spaces: a hallway, a closet and a toilet. These later alterations are of a construction quality that suggest they were more hurried and intended to be less permanent than alterations occurring earlier, indicating they may have happened during the war years. The usage of other first floor rooms may have changed also during these later years. The main area of the central hall and stairs certainly retained its original use. Changes in use most likely occurred in the library, living room and dining room.

Several alterations took place on the second floor during the 1932-51 period, the most major being the removal of the wall between the two southeast bedrooms, rooms 206 and 207 creating a single space. The original doorway to room 206 was infilled at this time. Four bedroom closets were

added at this time, two corner closets in room 202, one in room 209, and one in the southwest corner of room 206/207. It would appear that the second floor rooms were utilized consistently as sleeping quarters during the 1932-51 period.

The unfinished third floor attic did have two steam radiators providing its interior with potential heat which suggest this space may have been utilized. Documentation confirming usage has not been located however.

Exhibits 10 through 13 depict the historic development and room use of the first and second floors of the staff house.

A summary of the historic use of each building of Units 2, 3, and 4 has been depicted on a site plan, and can be found in section II, Physical History and Analysis Section, sub-section A-1, Project Scope, of this report. See exhibits 9 and 10 of that section.

## 2. Historic Room Finishes

The staff house was finished to provide a pleasant residence for the higher ranking staff members of the contagious disease hospital and their families. There was, therefore, an attempt to make use of high quality materials, to utilize quality construction and to create amenities suggestive of a quiet, ordered family life. The style of the interior was typical of its period and drew upon the then popular colonial revival style. Information regarding most finishes has been derived from original floor plan notations, specifications and on-site observations noted during the field survey.

Original flooring throughout the building was of wood. Walls of most rooms were painted plaster above varnished wood bases, with the more public formal spaces of



the first floor, the library, room 103, living room, room 104, dining room, room 101, and central hall, H102 being finished with wooden chair rails and picture moldings. The building was painted in 1932 but colors were not recorded on the specifications.¹⁸ All door and window trim was of varnished wood. The windows of these first floor formal spaces were shown on the original drawings as inward opening casement windows. Whether these were originally constructed as such and later changed, or built as the two-over-two double hung wood sash currently in place, is not documented. The three formal rooms of the first floor each contained a fireplace with those of the library and living room positioned back-to-back on the north-south intervening wall.

The fireplace of the library, room 103, was faced with brick now obscured by a coat of black overpaint. The hearth is of 8 1/2" x 4", smooth surfaced, brown-rust colored tile. The wood mantle has eared side supports on wood plinths and wooden brackets supporting the mantle shelf (photo 16). An egg and dart molding is positioned at the juncture of the mantle shelf and the vertical face of the mantle. This mantle has been overpainted with cream, white and blue paints over its original tan-brown varnished finish.

The picture rail in the library has been removed; the chair rail remains. All wood trim has been overpainted similarly to the mantelpiece. Doors have been removed from the two side paneled eared doorway openings connecting the living room and library. There is evidence of two removed wall sconces on the east wall. A metal rod from a

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¹⁸ Specifications for Painting (Interior), Hospital Buildings, Islands 2 and 3, May 5, 1932, U.S. Department of Labor, Immigration Service, Ellis Island, New York Harbor, New York (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898 - 1955), Inventory Number 136.

central ceiling fixture mount remains, suggesting the installation of one of the 1930's semi-circular metal shades typical to this building. Overpainted wood valences have been installed over the windows (photo 17). Metal venetian blind mounts and remnants of tapes remain at some windows and were probably added during the 1932-51 period. Originally, fabric window curtains may have covered the windows.

The finish of the living room is similar to that of the library with plaster walls appearing to have a blue overpaint covering a possible original gold undercoat. The brown tile hearth of the fireplace has been overpainted with black paint as has the brick facing. The picture rail and wall sconces have been removed. The double, five panel doors exiting to the central hall have been overpainted, as has all the room's wood trim (photo 18).

The finish of the dining room is similar to that of the living room and library. All wood trim has been overpainted with cream or white paint, walls with gray paint over evidence of white and green undercoats. There is evidence of green underpaint beneath the present white ceiling paint. The picture rail remains in this room. The fireplace face brick has received a finish of red paint with white penciled mortar joints. The fireplace surround has been painted cream over its original light brown varnished finish. Flat metal caps cover the location of nine wall sconces. Windows have wooden valences and the remnants of venetian blinds.

The doorway leading to the original serving pantry, room 102, was changed during the 1932-51 alterations to an arched opening. The wood surrounds in this room are of a different type than the rest of the building, having been installed during the post-1932 period, and reflect the 1930-40 period. Two pieces of kitchen furniture having the incised motif of the 1930-1940 wood trim remain within the

building. A cupboard with varnished interior has been installed in the prior location of the kitchen range (photo 19). This cupboard has received a gray-white coat of paint over a tan-gold undercoat. Evidence of a ceiling fixture typical for the building protrudes from the ceiling's plaster finish. A swinging door with diamond shaped glass light leads to the post-1932 altered space, room 102A. The original finish of the 1909 toilet located in the southeast corner of the present space, 102A, was terrazzo floor with marble border and wainscot, now removed. A Youngstown sink and exhaust fan are positioned on the east elevation. A wood counter on legs having the same detail as the post-1932 wood trim of these altered spaces sits in the southwest corner of the room (photos 20 and 21). Ghosts of the removed storeroom shelving can be seen on the walls of the southwest corner.

The original finish of the central hall, H102, was similar to that of the living room, dining room and library. A paneled, varnished wood and glass wall separated it from the main entrance vestibule to the west (photo 22). This partition wall, once elegant, allowing light to flow into the hall from the west main entrance, has had dimpled glass installed in some panes. A toilet and clothes closet have been installed in the original entrance vestibule obscuring the original plaster walls with chair rail. An asphalt floor has been installed over the original wood floorboards of the vestibule. Lighting in the altered vestibule area is of the ceramic utility type, the original lighting having been removed. Two typical staff house lighting fixtures remain in the central hall with one shade being detached but extant (photo 23). The shade has been overpainted with blue paint. In the altered easterly end of the hall, room H102A, original finish was similar to the central hall. Two windows with views through the open porch to the water beyond, have been infilled. The plaster walls and varnished wood trim of this area have been overpainted in blue.

Originally, the open porch, room 105, was finished with cement floor, ceiling and limestone columns, with the west walls finished in pebble dash being the exterior eastern walls of the building. The porch has been enclosed and its interior walls have walls have been coated with plaster covered with blue overpaint. The original window openings of the west elevation have been altered to serve as cupboards. A double ceramic sink on a Youngstown white enamel base has been installed against the east wall, and a curved counter on rusting metal brackets is wall mounted in the northwest corner (photo 24). A table with a wooden top and leg detail identical to that of the 1930-40's kitchen door and cupboard surrounds sits in the southeast corner. A single, three-panel door exiting to the south has a black painted base. A pleated cloth curtain hangs at the altered north window, while mounts of a destroyed venetian blind remain on the added east elevation window. One ceramic wall sconce of the type used in the Island 2 buildings has been installed on the north wall.

The main staircase rising from the central hallway serves as a focal point for the building with its fine detail and repetition of design motifs. The motif of the rectangular coffering of the cement ceiling beneath the attic stairs is repeated in the recessed panels of the outer stringer of the main stairs (photo 25). The curve of the banister terminus is repeated in the bottom step of the stairs. This gentle curve occurs again in the segmental arch of the window at the staircase landing.

A quilted silk valence probably dating to the 1930's-40's and venetian blinds are mounted above the landing window. An oval ceramic sconce without a shade is positioned on the south wall of the landing. A varnished wood chair rail follows the inside wall of the stairwell and ends at the second floor landing. Originally, the pre-cast cement stairs probably had a painted finish, as did most of the cement surfaces



of Island 3. The iron balusters and newel post would have been painted as well.

All second floor bedrooms were originally finished with wood floors, base and trim. Walls were probably painted one to two years after completion with original paint colors possibly being creams and pale yellows. Various coats of putty, gray, green and blue overpaints have been applied to walls, with ceilings receiving taupes and white over gold undercoats. Two added closets were finished with mirrored doors; and decorative shelf edgings with floral motifs have been applied to several closet shelves. Picture moldings remain in some rooms.

Some second floor bedroom doors exhibit an interesting detail in which the upper panel has been detached and hinged at its bottom edge to open and permit ventilation (photo 26). Originally, windows probably were finished with cloth window curtains, venetian blinds being added later. A fabric valence of burgundy, rose and cream floral pattern on a gray ground remains above the north window of a northwest bedroom, room 202 (photo 27). Most lighting in second floor bedrooms consists of semi-circular convex metal shades with incandescent bulbs suspended from the ceiling on rigid conduits, common on the first floor as well (photo 23). Additional lighting would have consisted of wall sconces, two to three to a room, the evidence of which are ghosts on the wall and capped conduits.

The original second floor bathrooms were finished with white hexagonal tile floors and rectangular tile wainscots beneath walls and ceilings of painted plaster. Window sills and door sills were of marble (photo 28). Lighting

was provided by ceramic sconces. Some replacement and installation of new toilets and faucets occurred in 1932.¹⁹

The bathrooms added in 1923 were finished similarly to those of 1909 with white, hexagonal, ceramic tile floors, plaster walls above tile wainscots, wall mounted lighting fixtures, and tubs currently equipped with showers extending from a tile backpiece. Sanitex wall coverings were later installed in some bathrooms.

#### iv. Existing Conditions

In November and December of 1985 an "Existing Condition Survey" of the interior spaces of the staff house was conducted to evaluate existing conditions. The survey consisted of a room-by-room analysis of all visually accessible finishes, decorative trim, doors, lighting, plumbing, heating and ventilation equipment. Forms were completed for each space (exhibits 14 is a sample form). The surface materials and fixtures in each space are described on these forms and assessed for their existing condition and approximate date. A summary condition and date was tabulated based on this information. Photographs of each room supplement the written description.

The condition of each space was evaluated according to criteria that were specifically developed for the buildings on Ellis Island. A range of conditions was defined for each material in the building following careful field inspection. The condition of a finish was evaluated relative to

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¹⁹ Specifications for Replacements, Plumbing Fixtures and Fittings, Hospital Buildings, Islands No. 2 and 3, U.S. Department of Labor, Immigration Service, Ellis Island, New York (Denver Service Center: Ellis Island Architectural and Maintenance Records, 1898 - 1955), Inventory Number 137, 11, 12.

other similar finishes in this building using the standard terms "good", "fair", "poor", and "destroyed". Since the Ellis Island buildings have experienced extensive deterioration, no surfaces of fixtures were considered to be in "excellent" condition (exhibit 15 represents an example of the definitions that were used for a particular finish). The results of the condition survey for the staff house have been plotted on graphically-coded floor plans which illustrate the relative condition of each space (exhibits 16 and 17). The complete survey with a full discussion of methodology and criteria is included in section III, appendix A.

The interior finishes of the staff house are in fair to good condition, with the finishes of the second floor generally being in good condition. Deterioration is confined generally to surface wear, weathering due to water penetration from open windows, and deterioration of plaster finish coats exhibiting infrequent exposure of concrete ceiling joists, fireproofing tile and the effects of post 1932 alterations.

Wood flooring appears to be structurally sound with varnished finishes suffering from general wear and weathering. Light brown, stain varnish is evident on floors as well as bases throughout the building. Wood bases commonly have been overpainted and exhibit areas of weathering under open or broken windows. Tile floors and bases of the bathrooms are in good condition, some having been obscured by the installation of asphalt tile. Asphalt tile floors are in fair to good condition.

First floor plastered walls and ceilings are in fair condition with some areas in the central hall being in good condition. The library, room 103, exhibits severe cracking in the southeast corner which extends over the wall surface. The ceiling of the living room, room 104, suffers from severe cracking over an east-west structural beam. Minor

deterioration of plaster surfaces can be seen in conjunction with deteriorating, rusting, metal electrical connections in the library. Second floor plaster is in fair to good condition with areas of surface crazing and cracking, spotty deterioration of the finish coat and some exposure of structural tile in room 205 due to water penetration.

Most wood paneled doors of the staff house are in fair condition, being structurally sound but exhibiting surface wear and deterioration of overpainted finishes. Some opaque glass infill of the side lights of the partition of the central hall has occurred. Several doors have been removed.

Much of the 1909 lighting has been removed, with many of the 1930's metal ceiling fixtures remaining. Miscellaneous items remain in situ throughout the staff house such as the 1930's-40's kitchen furniture and cabinetry, chrome plated bathroom glass holders, hanging shelves and cupboards, as well as remnants of window treatments.

#### d. Architectural Significance

The "Existing Condition Survey" (appendix A) also evaluated the rooms of the staff house for architectural significance. A range of significance was developed for existing architectural spaces in each structure. The ranking of spaces for architectural significance is relative to the specific architectural context of each building. Certain factors were considered in evaluating the spaces:

- Volume, size, monumentality, proportions
- Quality of materials
- Overall design
- Uniqueness of the design, rare features



The classification of "most architectural significance" was assigned to spaces which have the greatest architectural character in the building. Such spaces generally exhibit monumental proportions and their design, materials, and workmanship are of a high quality. They are often unique volumes with significant interior finishes. Room 104, formerly the living room, was determined to be of "most" significance for the building. This volume is distinguished by its double five-panel doors leading to the central hall, chair rail, fireplace with period wood mantle and wall sconces, now removed (see photo 18).

The classification of "some architectural significance" was assigned to spaces which have a moderate amount of architectural character. Volume, size, monumentality, and proportions may distinguish them from the more common and generally smaller spaces in the building. Careful attention was given to the use of materials and the execution of details. For example, the central hall, H102, features a pre-cast cement staircase, chair rail and original floor-through plan, now altered, offering access and views to the east and west (see photos 22 and 25).

The classification of "minor architectural significance" was assigned to spaces which exhibit few architectural pretensions. Materials and workmanship are standard. Volume, proportions and finishes are relatively undistinguished.

The classification "negligible architectural significance" was assigned to spaces which have no particular architectural character. They are often very small and of standard materials and design, such as closets and utility areas.

The findings of architectural significance for the staff house have also been plotted on graphically-coded floor plans (exhibit 18 and 19).

## e. Structural System²⁰

### i. Description and Existing Conditions

The staff house is a two-story rectangular building with a hip roof. The roof is framed with wood plank, rafters, beams and A-frames supported by interior and exterior brick bearing walls. The attic, second floor and first floor exterior framing is one-way reinforced concrete joists formed with clay tile and supported by interior and exterior brick bearing walls.

The only structural defect found was a horizontal crack in the two exterior corner pilasters of the east wall of the east elevation porch (photo 29).

### ii. Recommendations

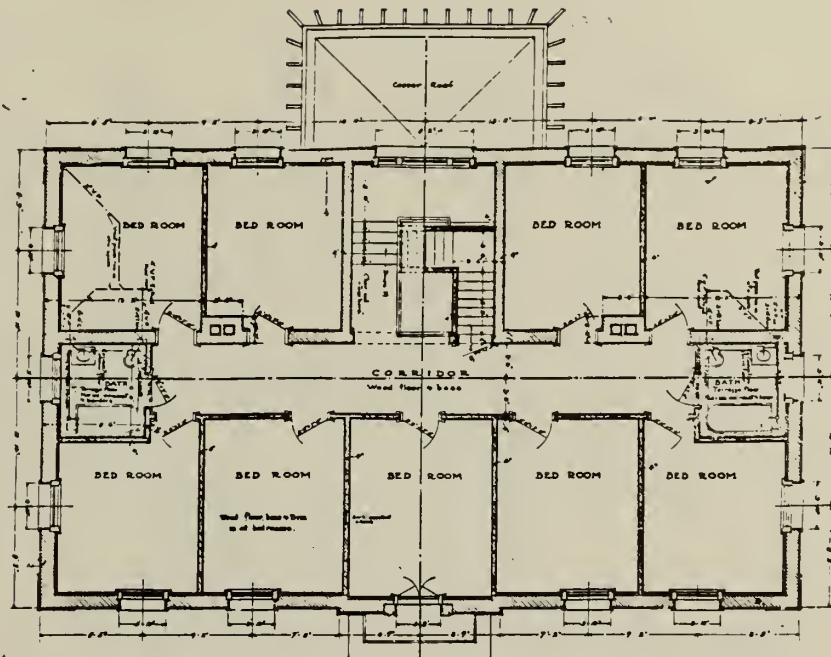
The reason for the pilaster cracks is unknown at this time. Further investigation is required after removal of the stucco at the cracks.

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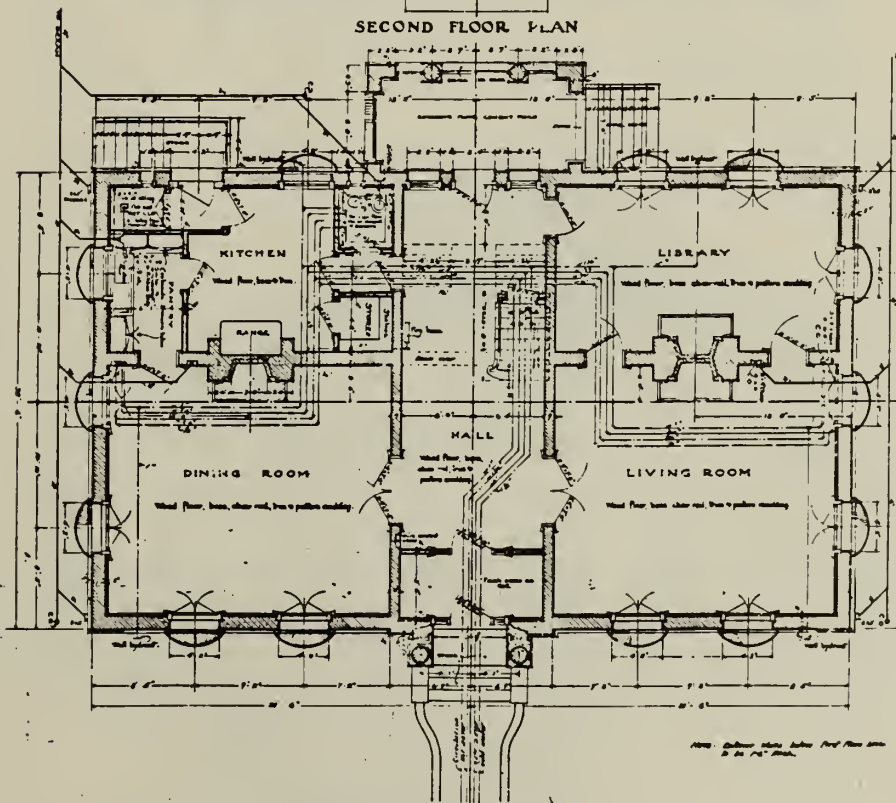
²⁰ Based on Robert Silman Associates, P.C., "Ellis Island, Historic Structures Report, Units 2, 3 & 4, Structural Systems", May-June 1986.

ELIZABETH, N.Y.  
Immigrant Station,  
Contagious Disease Hospital,  
Drawing No. 301

Copyright 1906 by the U.S. Government



SECOND FLOOR PLAN



FIRST FLOOR PLAN.

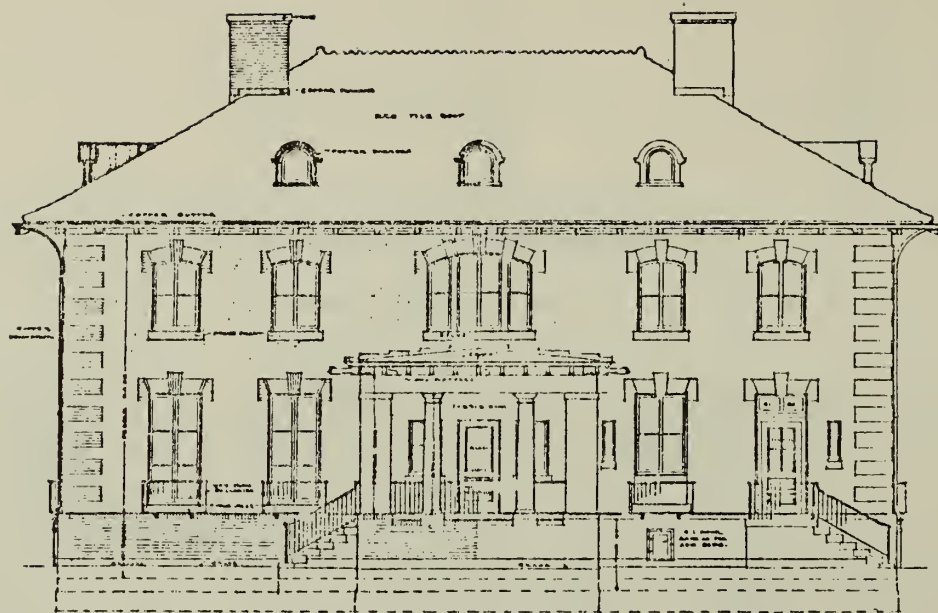
STAFF HOUSE

SCALE 1/8" = 1'-0"

Plans, staffhouse, 7/18/06.

NPS Dwg. No. 356 | 43,902D / 1

DSC | JUL 88



• SOUTH EAST (REAR) ELEVATION •



• NORTH-WEST (FRONT) ELEVATION •

STAFF-HOUSE

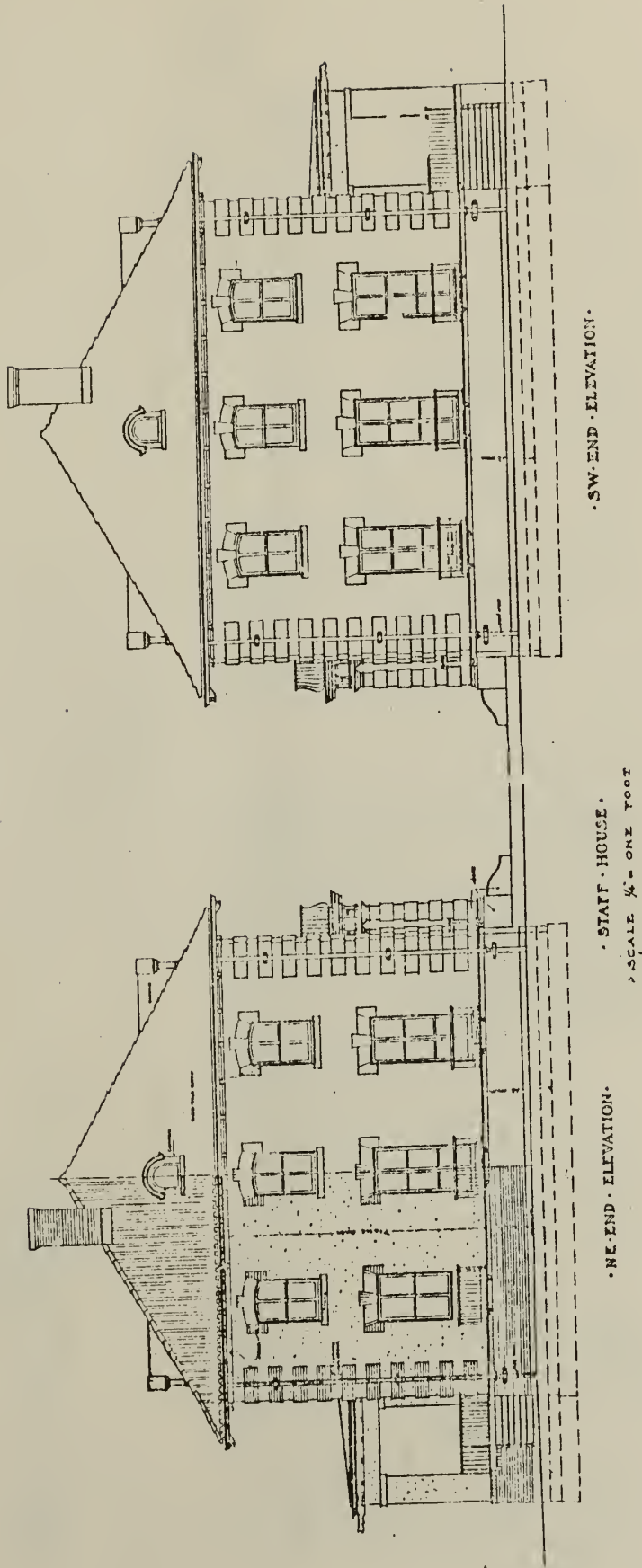
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Elevations, staffhouse, 7/18/06.

NPS Dwg. No. 356 43,902D / 3

DSC JUL 88

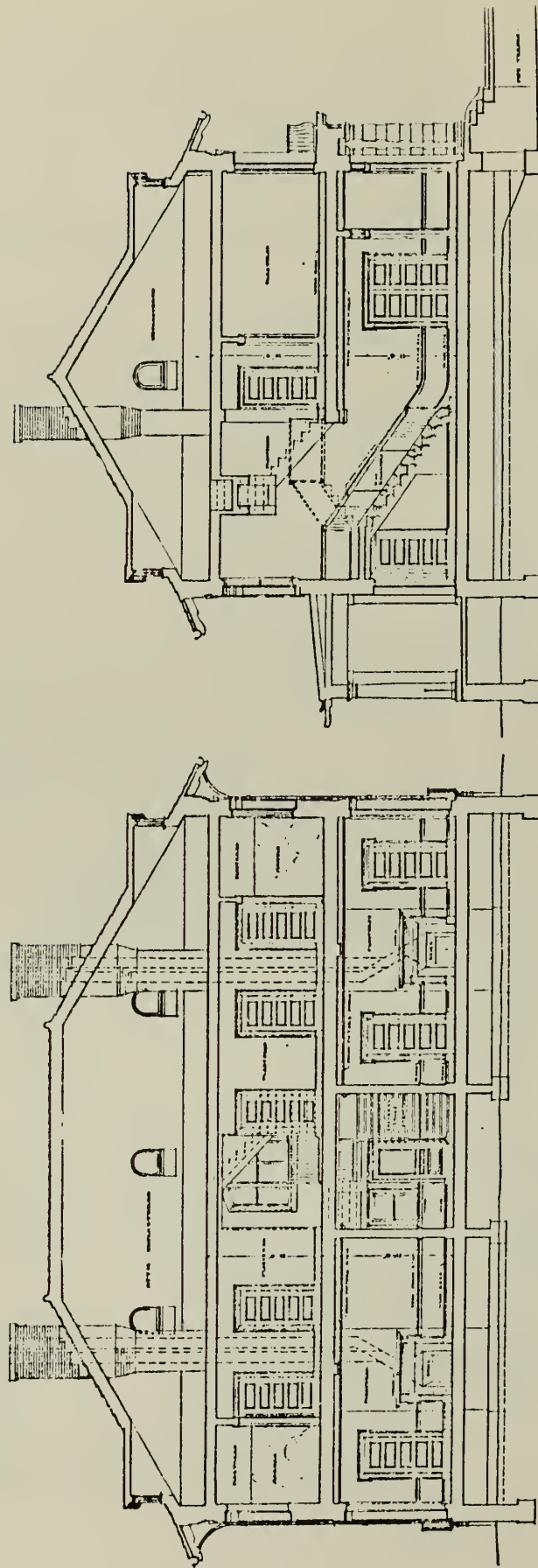




Elevations, staffhouse, 7/18/06.

NPS Dwg. No. 356 43.902D/4

DSC JUL 88



• LONGITUDINAL SECTION •

• STAFF HOUSE •  
SCALE 1/4" = 1'-0"

• TRANSVERSE SECTION •

Sections, staffhouse, 7/18/06.

NPS Dwg. No. 356 | 43,902D / 5

DSC | JUL 88

## Exhibit 5

UNITED STATES DEPARTMENT  
OF THE INTERIOR

**NATIONAL PARK SERVICE  
DENVER SERVICE CENTER**

## ARCHITECTS

**BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER**

**41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800**

**STRUCTURAL ENGINEERS**

**ROBERT SILMAN ASSOCIATES, P.C.**

## MECHANICAL &amp; ELECTRICAL ENGINEERS

**SYSKA & HENNESSY INC.**

# SURVEY OF STRUCTURES UNIT 3

## ELLIS ISLAND

## STATUE OF LIBERTY NATIONAL MONUMENT

NEW YORK / NEW JERSEY

[illegible]

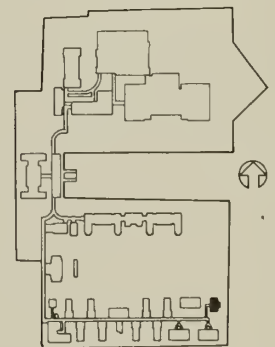
DESIGNED:

DATE:

DRAWN:  
J SEIN

TECH REVIEW:

**KEY**



TITLE OF SHEET

STAFF HOUSE  
EAST ELEVATION

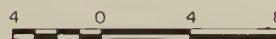
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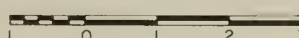
PKG.  
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SHEET  

OF _____

$$1/4'' = 1'-0''$$


RS 148



BEYER BLINDER BELLE /  
NOTTER FINEGOLO & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

ROBERT SILMAN ASSOCIATES, P.C.

**SYSKA & HENNESSY INC.**

# SURVEY OF STRUCTURES UNIT 3

STATUE OF LIBERTY  
NATIONAL MONUMENT

NEW YORK / NEW JERSEY



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DESIGNED:

DESIGNED:

DATE: _____

DRAWN  
J SEIN

TECH REVIEW:

**KEY**



TITLE OF SHEET  
STAFF HOUSE  
EAST ELEVATION

SUB SHEET NO

DRAFTING NO.

PKG NO.	SHEET
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22

356	26,010 / 5 of 16
DSC	JUL 88

FEET 1/4"=1'-0"

METERS 148







# SURVEY OF STRUCTURES UNIT 3

## ELLIS ISLAND

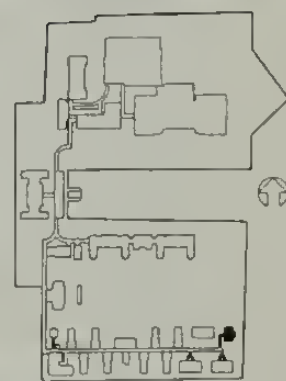
STATUE OF LIBERTY

NEW YORK / NEW JERSEY

[illegible]

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DESIGNED		DATE:		
DRAWN J SEIN		TECH REVIEW:		

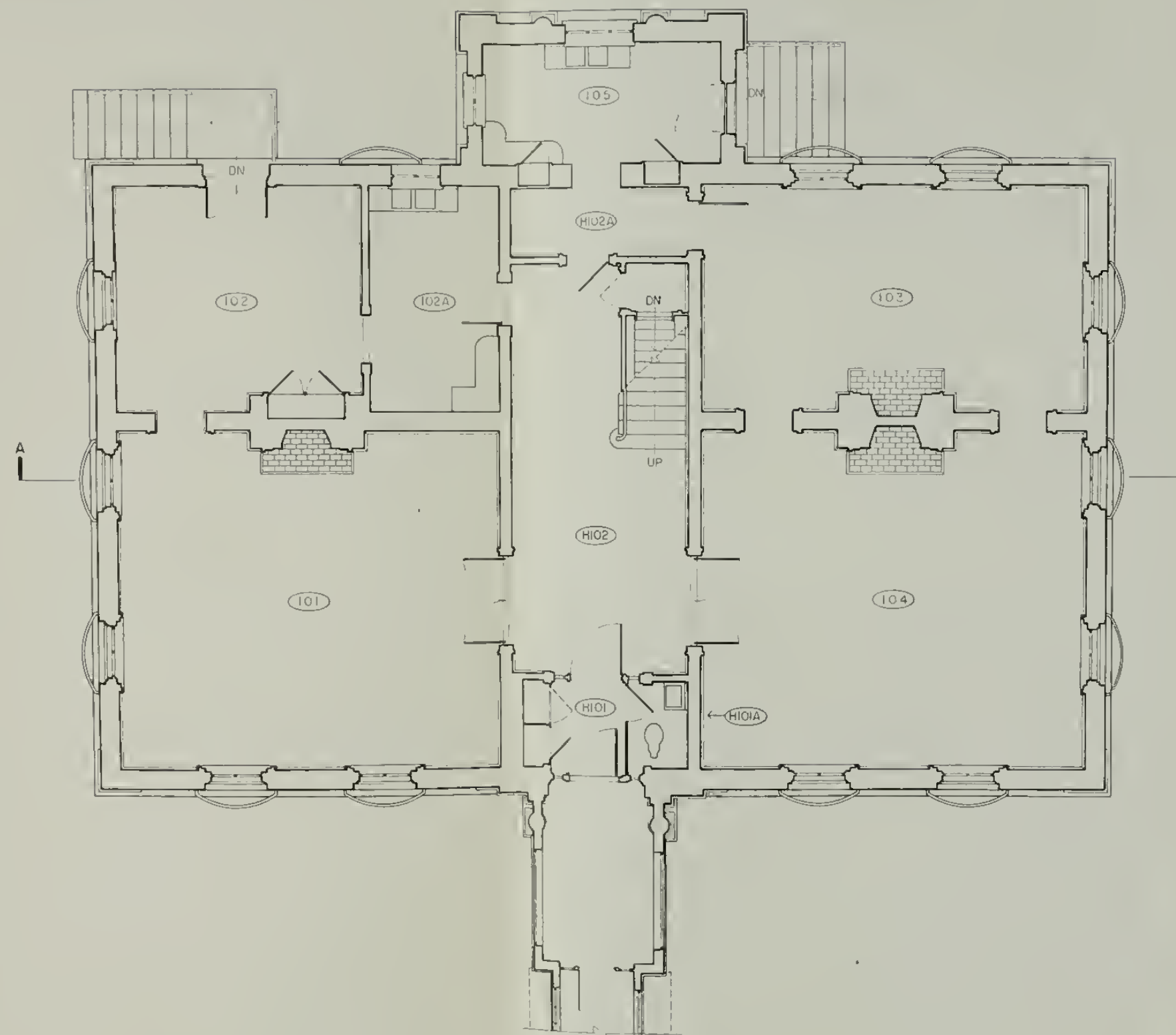
**KEY**



TITLE OF SHEET  
STAFF HOUSE  
FIRST FLOOR PLAN

SUB SHEET NO	DRAWING NO
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PKG. NO.  SHEET OF



356	26,010 / 6 of 16
DSC	JUL 88

FEET 1/4"=1'-0"

METERS 1:48

Exhibit 7

UNITED STATES DEPARTMENT  
OF THE INTERIOR

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

ARCHITECTS

BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

**SURVEY OF  
STRUCTURES  
UNIT 3**

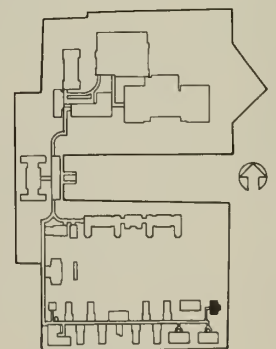
**ELLIS ISLAND**

**STATUE OF LIBERTY  
NATIONAL MONUMENT**

NEW YORK / NEW JERSEY

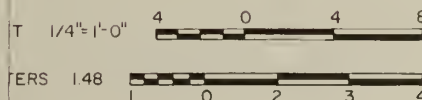

mk	sht	REVISIONS	date	ini
		DESIGNED:	DATE:	
		DRAWN: J. SEIN	TECH REVIEW:	

KEY



TITLE OF SHEET  
**STAFF HOUSE  
SECOND FL. PLAN**

SUB SHEET NO.	DRAWING NO.
	PKG. NO. SHEET OF



BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

ROBERT SILMAN ASSOCIATES, P.C.

**SYSKA & HENNESSY INC.**

# SURVEY OF STRUCTURES UNIT 3

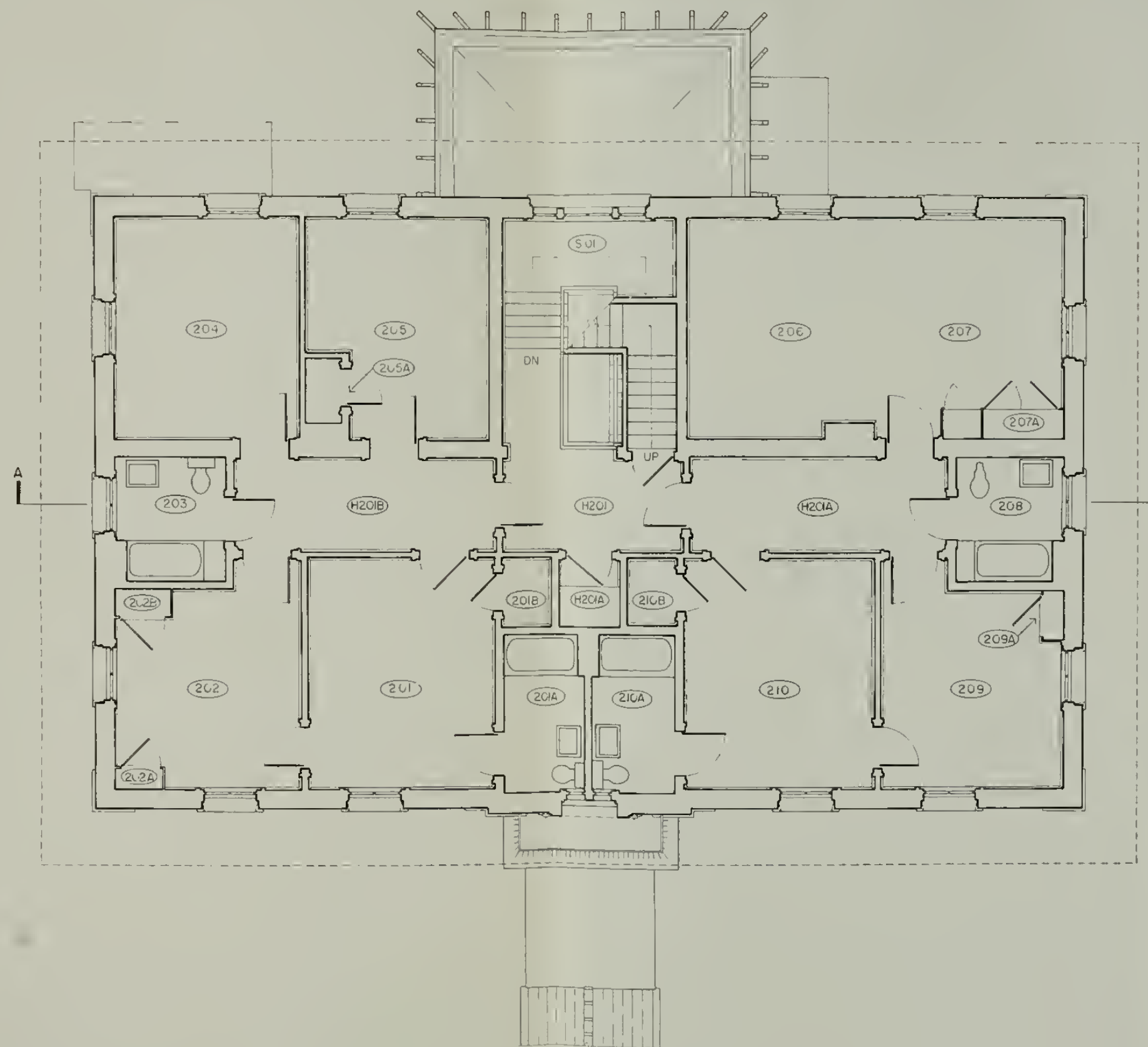
**ELLIS ISLAND**  
**STATUE OF LIBERTY**  
**NATIONAL MONUMENT**  
**NEW YORK / NEW JERSEY**

[illegible]

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DESIGNED:			DATE:	
DRAWN: J SEIN			TECH REVIEW:	

TITLE OF SHEET  
STAFF HOUSE  
SECOND FL. PLAN

SUB SHEET NO.		DRAWING NO.	
		PKG. NO.	SHEET <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
		OF _____	



356	26,010 / 7 of 16
DSC	JUL 88

FEET 1/4"=1'-0"

METERS 148





**NATIONAL PARK SERVICE  
DENVER SERVICE CENTER**

## ARCHITECTS

**BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER**

**41 EAST 11 STREET  
NEW YORK, NY 10003  
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**STRUCTURAL ENGINEERS**

**ROBERT SILMAN ASSOCIATES, P.C.**

## MECHANICAL &amp; ELECTRICAL ENGINEERS

**SYSKA & HENNESSY INC.**

# SURVEY OF STRUCTURES UNIT 3

## ELLIS ISLAND

**STATUE OF LIBERTY  
NATIONAL MONUMENT**

NEW YORK / NEW JERSEY

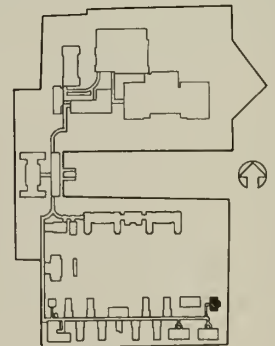
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DESIGNED:	DATE:
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DRAWN: J. SEIN	TECH REVIEW:
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**KEY**

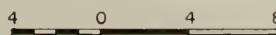


TITLE OF SHEET

STAFF HOUSE  
SECTION A-A

SUB SHEET NO.	DRAWING NO.
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PKG. NO.	SHEET  OF _____
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$$r \quad 1/4'' = 1' - 0''$$


ERS 1:48



ARCHITECTS

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

MECHANICAL &amp; ELECTRICAL ENGINEERS

**SYSKA & HENNESSY INC.**

# SURVEY OF STRUCTURES UNIT 3

## ELLIS ISLAND

STATUE OF LIBERTY  
NATIONAL MONUMENT

NEW YORK / NEW JERSEY



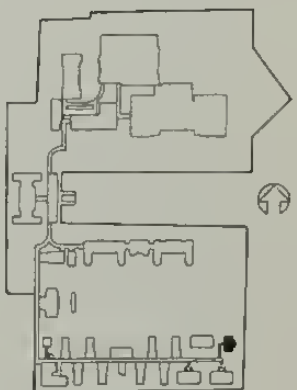
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DRAWN:  
J SEIN

## TECH REVIEW:

### KEY



TITLE OF SHEET  
STAFF HOUSE  
SECTION A-A

SUB SHEET NO.

DRAWING NO.

PKG NO.	SHEET
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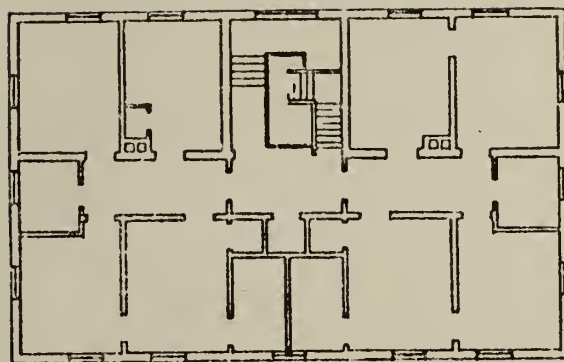
OF _____

356	26,010 / 8 of 16
DSC	JUL 88

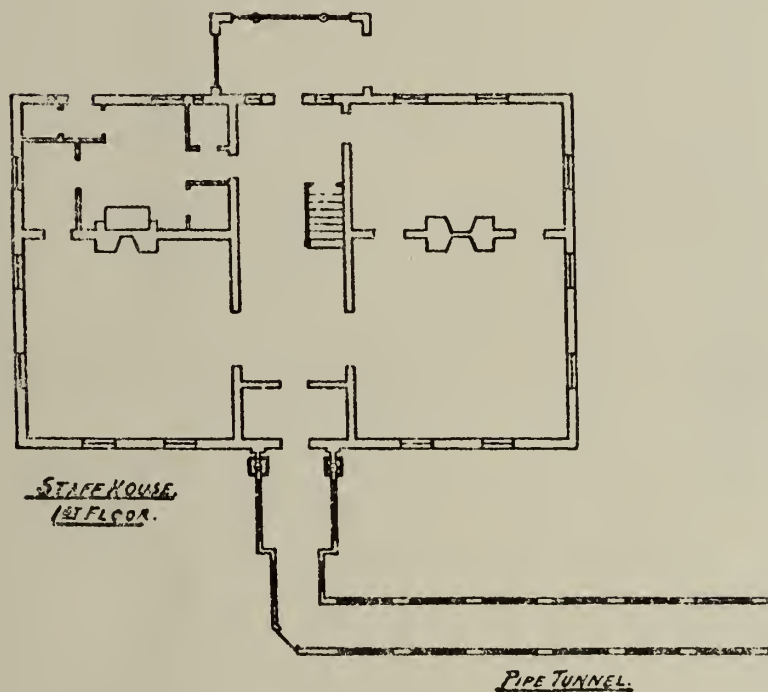
FEET 1/4" = 1'-0"

METERS 148





STAFF HOUSE  
2ND FLOOR.



STAFF HOUSE  
1ST FLOOR.

PIPE TUNNEL.

Plans, staffhouse, c.1929.

Excerpt, NPS Dwg. No. 356 | 43,921 / 1  
DSC | JUL 88





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**NATIONAL PARK SERVICE  
DENVER SERVICE CENTER**

BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

## STRUCTURAL ENGINEERS

MECHANICAL &amp; ELECTRICAL ENGINEERS

# SURVEY OF STRUCTURES UNIT 3

NEW YORK / NEW JERSEY

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DESIGNED:	DATE:
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DATE:

**TECH REVIEW:**

SUB SHEET NO.	DRAWING NO.
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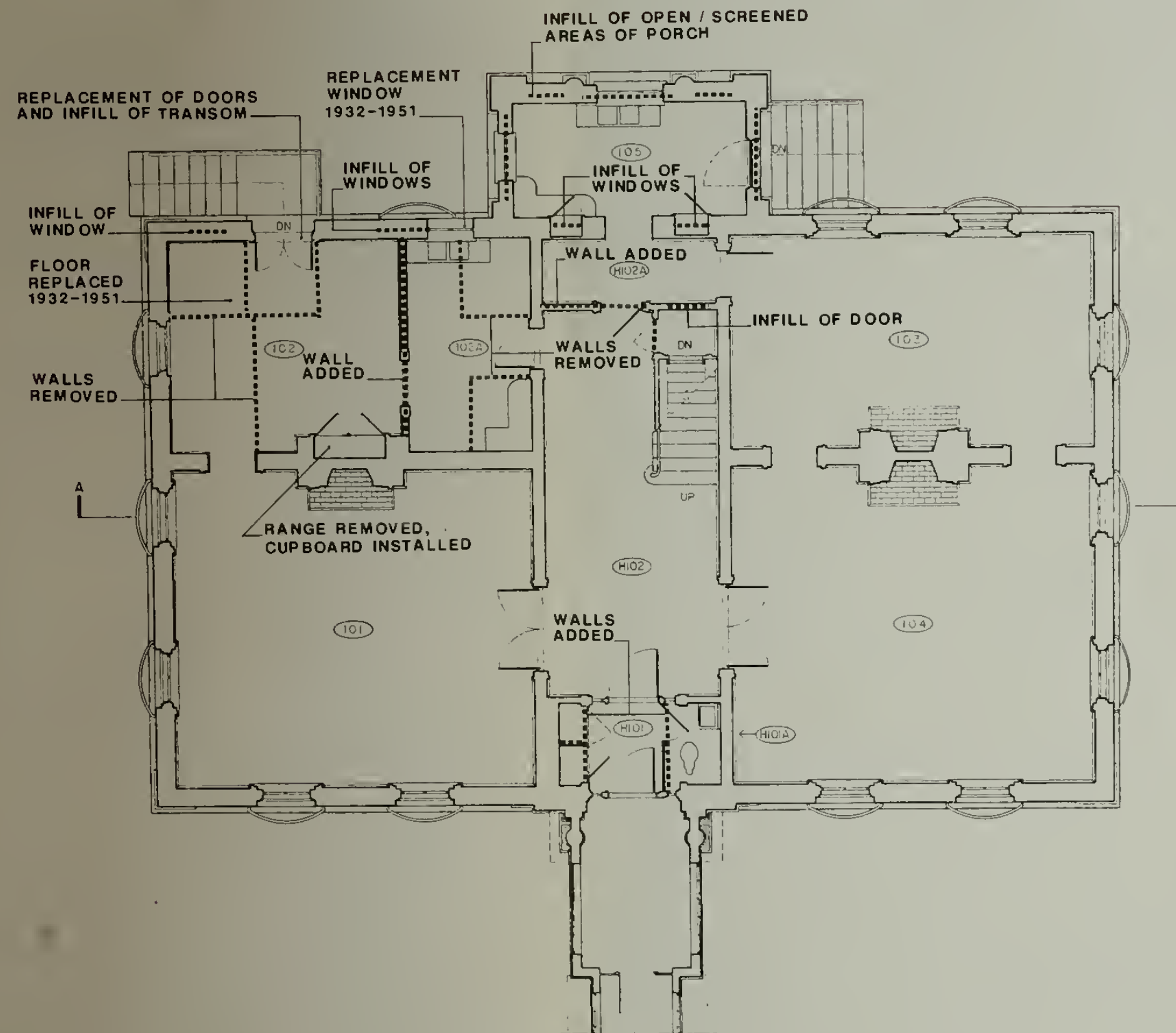
OF _____



4 2 4

# HISTORICAL DEVELOPMENT

- 1909-1923 WALLS ADDED
- - - - 1924-1932
- ..... 1932-1951



356 | 26,010 / 9 of 16  
DSC | JUL 88



Exhibit 10

UNITED STATES DEPARTMENT  
OF THE INTERIOR

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

## ARCHITECTS

BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

## STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

## MECHANICAL & ELECTRICAL ENGINEERS

BYSKA & KENNESSY INC.

# SURVEY OF STRUCTURES UNIT 3

## ELLIS ISLAND

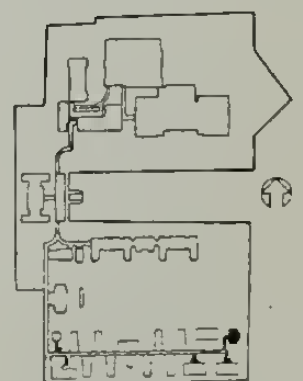
STATUE OF LIBERTY  
NATIONAL MONUMENT  
NEW YORK / NEW JERSEY

mk sh REVISIONS Date

DESIGNED DATE

DRAWN J. SEIN TECH REVIEW

## KEY



TITLE OF SHEET  
STAFF HOUSE  
FIRST FLOOR PLAN

SUB SHEET NO DRAWING NO

PY G. NO SHEET  
OF

HISTORICAL

Exhibit 11

————— 19  
- - - - - 19  
..... 19

UNITED STATES DEPARTMENT  
OF THE INTERIOR

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

ARCHITECTS

BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

**SURVEY OF  
STRUCTURES  
UNIT 3**

**ELLIS ISLAND**

**STATUE OF LIBERTY  
NATIONAL MONUMENT**

NEW YORK / NEW JERSEY

SET ADDED

CLOSET SET ADDED

CLOSET

mk | sht REVISIONS date rev

DESIGNED:

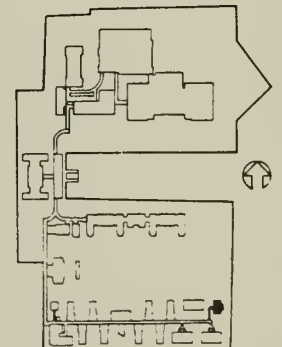
DATE:

DRAWN:

J. SEIN

TECH REVIEW:

**KEY**



**TITLE OF SHEET**

**STAFF HOUSE  
SECOND FL. PLAN**

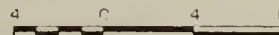
SUB SHEET NO.

DRAWING NO.

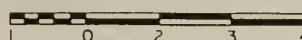
PKG. SHEET  
NO.

OF

1/4" = 1'-0"



RS 148



# HISTORICAL DEVELOPMENT

- 1909-1923 WALLS ADDED
- - - - - 1924-1932
- ..... 1932-1951

Exhibit 11

UNITED STATES DEPARTMENT  
OF THE INTERIOR  
NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

## ARCHITECTS

BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

## STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

## MECHANICAL & ELECTRICAL ENGINEERS

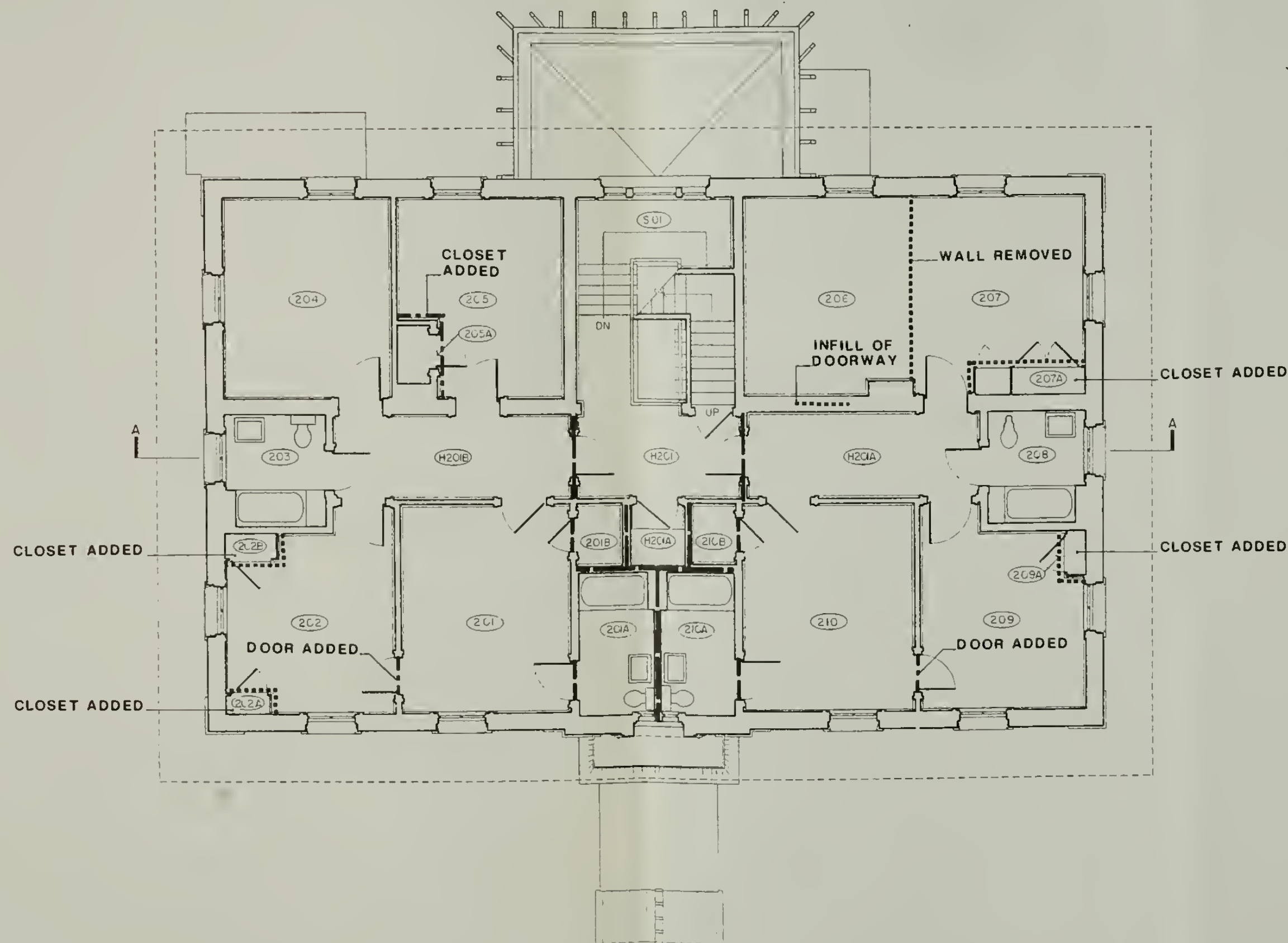
SYSKA & HENNESSY INC.

# SURVEY OF STRUCTURES UNIT 3

## ELLIS ISLAND

STATUE OF LIBERTY  
NATIONAL MONUMENT

NEW YORK / NEW JERSEY

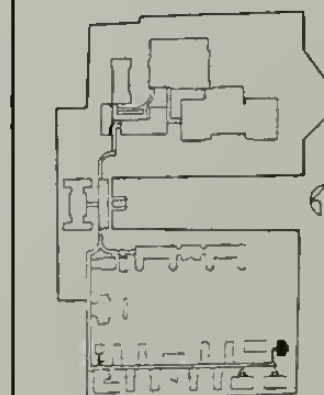


mk sh1 REVISIONS

DESIGNED: DATE:

DRAWN: J. SE'N TECH REVIEW:

## KEY



TITLE OF SHEET  
STAFF HOUSE  
SECOND FL. PLAN

SUB SHEET NO. DRAWING NO.

PKG. NO. SHEET

OF

356 | 26,010 / 10 of 16  
DSC | JUL 88





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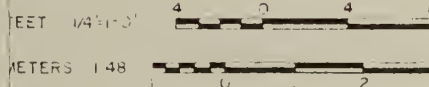
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## A

PKG. NO.	SHEET <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
	OF



# HISTORICAL ROOM USE

- 1909-1923
- 1924-1933
- 1934-1951

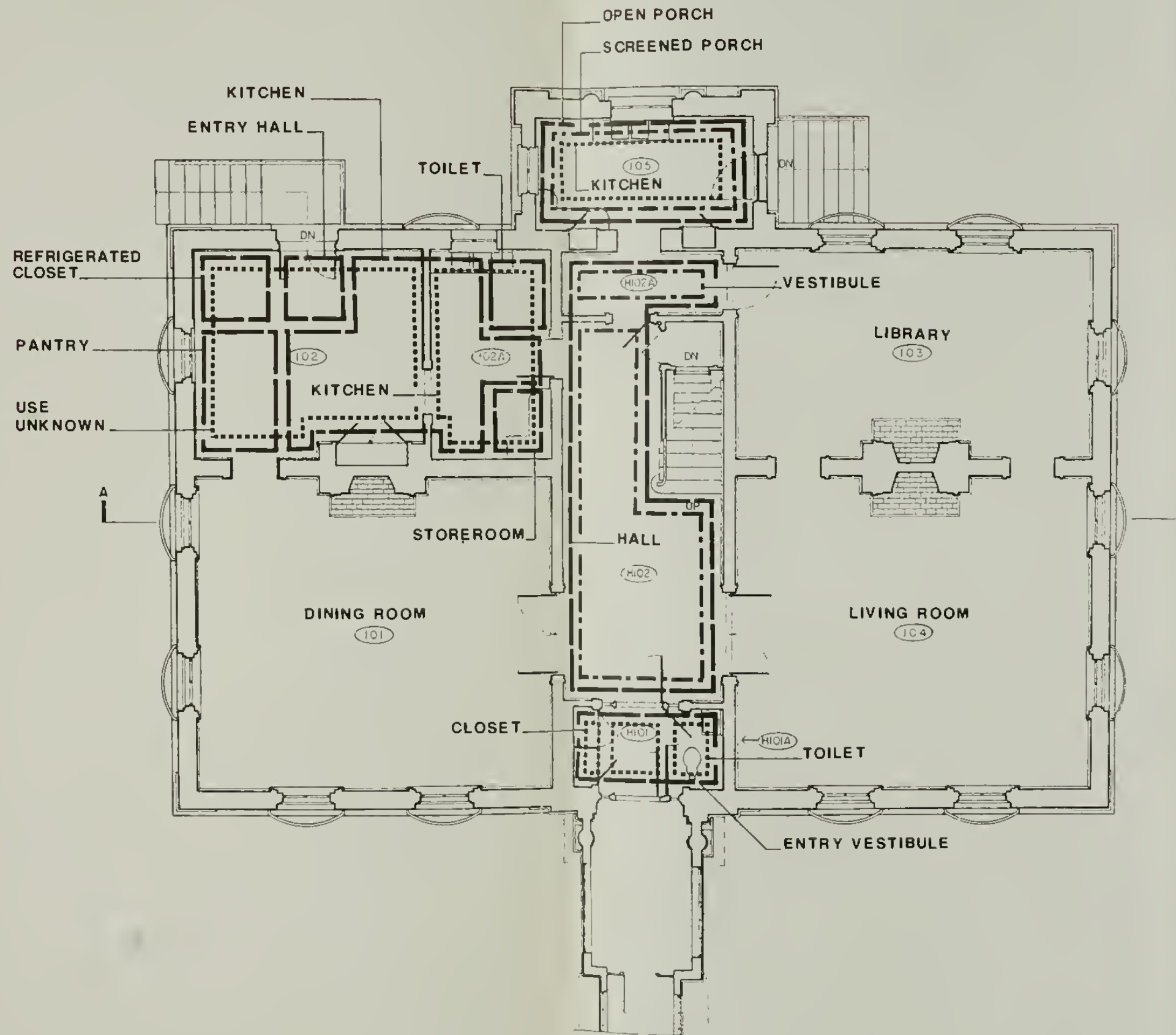


Exhibit 12

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

## ARCHITECTS

BEYER BLINDER BELLE /  
NOTTER FINEGOOD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

## STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

## MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

## SURVEY OF STRUCTURES UNIT 3

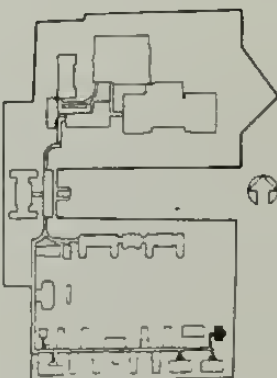
## ELLIS ISLAND

STATUE OF LIBERTY  
NATIONAL MONUMENT  
NEW YORK / NEW JERSEY

DATE	BY	REVISIONS	DATE

DESIGNED:	DATE:
DRAWN:	TECH REVIEW:
J. SEIN	

## KEY



## TITLE OF SHEET STAFF HOUSE FIRST FLOOR PLAN

SUB SHEET NO.	DRAWING NO.
P.L.G. NO.	SHEET NO.
	OF

356 26,010 / 11 of 16  
DSC JUL 88

FEET 1/4" = 1'-0"  
METERS 1:48



# HISTORICA

_____ 19  
 - - - - - 19  
 ..... 19

## Exhibit 13

UNITED STATES DEPARTMENT  
OF THE INTERIOR

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

### ARCHITECTS

BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

### STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

### MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

## SURVEY OF STRUCTURES UNIT 3

### ELLIS ISLAND

STATUE OF LIBERTY  
NATIONAL MONUMENT

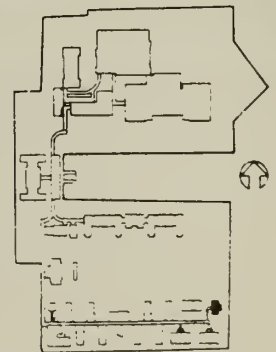
NEW YORK / NEW JERSEY

mk | sht | REVISIONS | date | ni

DESIGNED: DATE:

DRAWN: J SEIN TECH REVIEW:

### KEY



TITLE OF SHEET  
STAFF HOUSE  
SECOND FL. PLAN

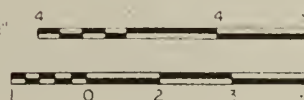
SUB SHEET NO. DRAWING NO.

PAGE NO. SHEET

OF

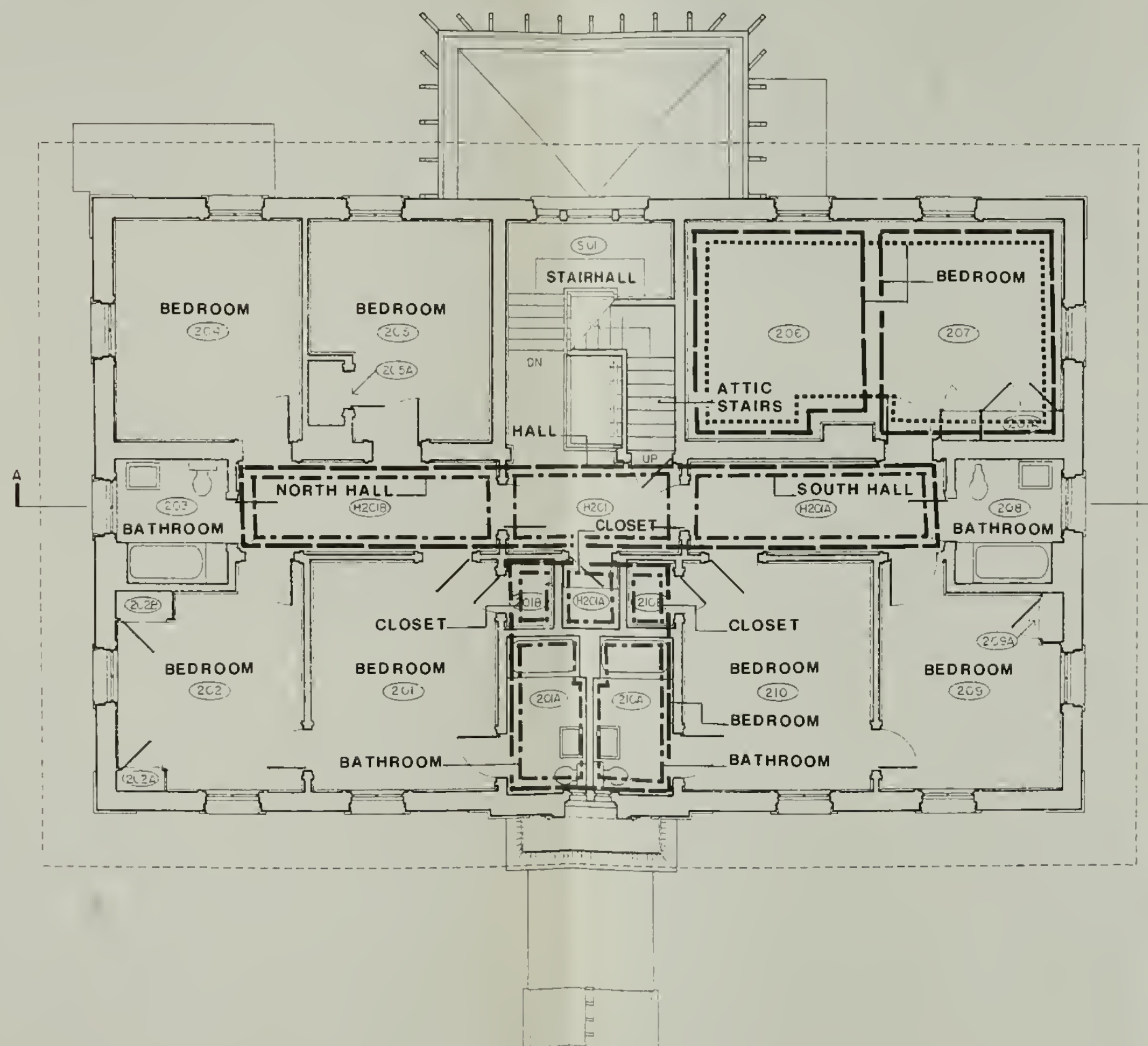
1/4" = 1'-0"

RS 148



## OF _____

..... 1934-1951



FEET 1/4 1 0' 

METERS 148 

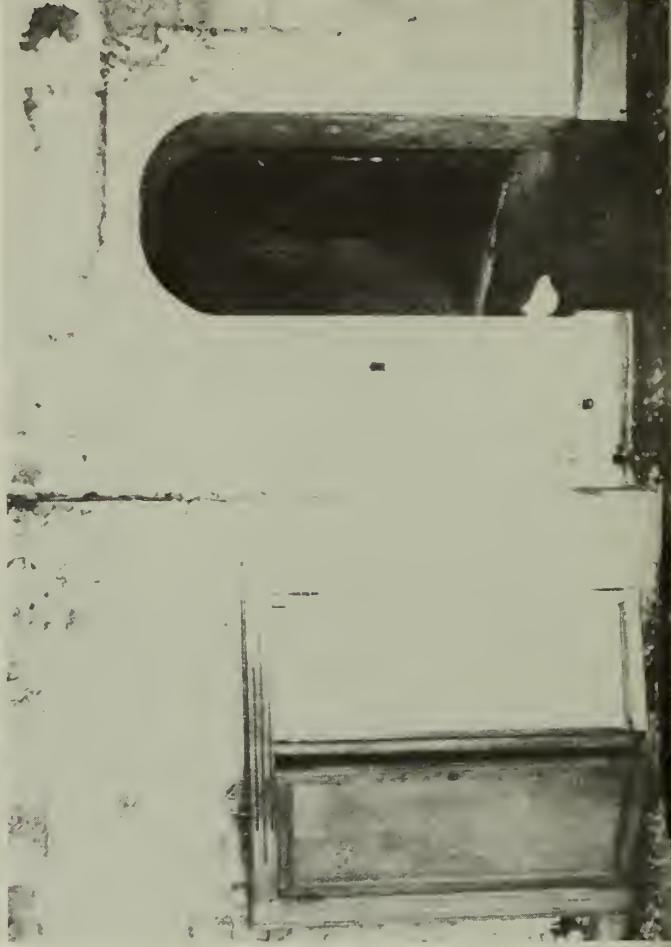


ROOM NO: 102	LAST KNOWN USE: Kitchen	SQUARE FEET: 208	CEILING HEIGHT:	DATE: 25 Nov. 1985	NOTES:
FLOOR:	<div>FINISHES:</div> <div> <div>Tile/Concrete</div> <div>Resilient</div> <div>Wood</div> <div>Other:</div> </div>	<div>CONDITION:</div> <div> <div>Good</div> <div>Fair</div> <div>Poor</div> <div>Destroyed</div> </div>	<div>DATE:</div> <div> <div>1911-1923</div> <div>1924-1933</div> <div>1934-present</div> <div>In question</div> </div>	<div>NOTES:</div> <div> <div>Probable replacement boards - no indication of wall removal, as in plan.</div> </div>	
BASE:	<div>FINISHES:</div> <div> <div>Tile/Concrete</div> <div>Resilient</div> <div>Wood</div> <div>Other:</div> </div>	<div>CONDITION:</div> <div> <div>Good</div> <div>Fair</div> <div>Poor</div> <div>Destroyed</div> </div>	<div>DATE:</div> <div> <div>1911-1923</div> <div>1924-1933</div> <div>1934-present</div> <div>In question</div> </div>	<div>NOTES:</div> <div> <div>None not in NE corner.</div> </div>	
WALLS:	<div>FINISHES:</div> <div> <div>Plaster</div> <div>Partitions</div> <div>Tile Wainscot</div> <div>Other:</div> </div>	<div>CONDITION:</div> <div> <div>Good</div> <div>Fair</div> <div>Poor</div> <div>Destroyed</div> </div>	<div>DATE:</div> <div> <div>1911-1923</div> <div>1924-1933</div> <div>1934-present</div> <div>In question</div> </div>	<div>NOTES:</div> <div> <div>Cove at ceiling - not corners.</div> <div>ghosts of alterations: door replacement</div> <div>pantry removed; window infill.</div> </div>	
CEILING:	<div>FINISHES:</div> <div> <div>Plaster</div> <div>Acoustic panels</div> <div>Cove</div> <div>Other:</div> </div>	<div>CONDITION:</div> <div> <div>Good</div> <div>Fair</div> <div>Poor</div> <div>Destroyed</div> </div>	<div>DATE:</div> <div> <div>1911-1923</div> <div>1924-1933</div> <div>1934-present</div> <div>In question</div> </div>	<div>NOTES:</div> <div> <div>Ghost of pantry wall on ceiling.</div> </div>	
DOORS/ OPENINGS:	<div>FINISHES:</div> <div> <div>Wood/Glass Panelled</div> <div>Wood Veneer</div> <div>Galvanized Metal</div> <div>Other: french doors</div> </div>	<div>CONDITION:</div> <div> <div>Good</div> <div>Fair</div> <div>Poor</div> <div>Destroyed</div> </div>	<div>DATE:</div> <div> <div>1911-1923</div> <div>1924-1933</div> <div>1934-present</div> <div>In question</div> </div>	<div>NOTES:</div> <div> <div>1 pair french doors sept: E. wall.</div> <div>Door removed = arched opening: W. wall</div> <div>1 3 panel door w/ altered wood infill w/ w/ diamond shaped glass light. (Attached to 102A).</div> </div>	
LIGHTING:	<div>FINISHES:</div> <div> <div>Incandescent/Type A</div> <div>Incandescent/Type B</div> <div>CML/Sconce</div> <div>Other:</div> </div>	<div>CONDITION:</div> <div> <div>Intact</div> <div>Intact</div> <div>Intact</div> <div>Intact</div> <div>Destroyed</div> <div>Destroyed</div> <div>Destroyed</div> <div>Destroyed</div> </div>	<div>DATE:</div> <div> <div>1911-1923</div> <div>1924-1933</div> <div>1934-present</div> <div>In question</div> </div>	<div>NOTES:</div> <div> <div>Metal rod - approx. 2' w/ support for removed shade. Standard for Staff House.</div> </div>	
HEATING/ VENTILATION PLUMBING:	<div>FINISHES:</div> <div> <div>Radiators</div> <div>Vents/Fans</div> <div>Sink/Toilet/Urinal</div> <div>Other:</div> </div>	<div>CONDITION:</div> <div> <div>Intact</div> <div>Intact</div> <div>Intact</div> <div>Intact</div> <div>Destroyed</div> <div>Destroyed</div> <div>Destroyed</div> <div>Destroyed</div> </div>	<div>DATE:</div> <div> <div>1911-1923</div> <div>1924-1933</div> <div>1934-present</div> <div>In question</div> </div>	<div>NOTES:</div> <div> <div>None.</div> </div>	
MISCELLANEOUS:	<div>FINISHES:</div> <div> <div></div> <div></div> <div></div> <div></div> </div>	<div>CONDITION:</div> <div> <div>Good</div> <div>Fair</div> <div>Poor</div> <div>Destroyed</div> </div>	<div>DATE:</div> <div> <div>1911-1923</div> <div>1924-1933</div> <div>1934-present</div> <div>In question</div> </div>	<div>NOTES:</div> <div> <div>Cupboard w/ varnished interior where range used to be.</div> <div>Surrounds in this room are different from rest of bldg.</div> </div>	
SUMMARY:	<div>FINISHES:</div> <div> <div></div> <div></div> <div></div> <div></div> </div>	<div>CONDITION:</div> <div> <div>Good</div> <div>Fair</div> <div>Poor</div> <div>Destroyed</div> </div>	<div>DATE:</div> <div> <div>1911-1923</div> <div>1924-1933</div> <div>1934-present</div> <div>In question</div> </div>	<div>NOTES:</div> <div> <div>ARCHITECTURAL SIGNIFICANCE:</div> <div> <div>Most</div> <div>Some</div> <div>Minor</div> <div>Negligible</div> </div> </div>	

PHOTOGRAPHS: ① view North ② v

③ view East ④ view West

ROOM NO. 102





## WALLS & CEILINGS

### Plaster

#### GOOD

70-100% intact.  
Minor surface  
spalling, cracking  
and peeling of  
paint.



#### FAIR

50-70% intact.  
Substantial surface  
spalling, cracking  
and peeling of  
paint. Unit masonry  
and/or basecoat  
exposed in certain  
areas.



#### POOR

20-50% intact.  
Majority of plaster  
is severely cracked  
with buckling and  
spalling. Exposure  
of significant areas  
of base surface.



#### DESTROYED

0-20% intact.  
Material is com-  
pletely missing or  
is destroyed beyond  
practical retrieval.







## Exhibit 16

**NATIONAL PARK SERVICE  
DENVER SERVICE CENTER**

BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

**STRUCTURAL ENGINEERS**

MECHANICAL &amp; ELECTRICAL ENGINEERS

# SURVEY OF STRUCTURES UNIT 3

STATUE OF LIBERTY  
NATIONAL MONUMENT

[illegible]

DESIGNED:	DATE:
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SEIN	SEIN
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SUB SHEET NO. _____ DRAWING NO. _____

SHEET 1

OF _____



ET 1/4"=1'-0'

TERS 148 2

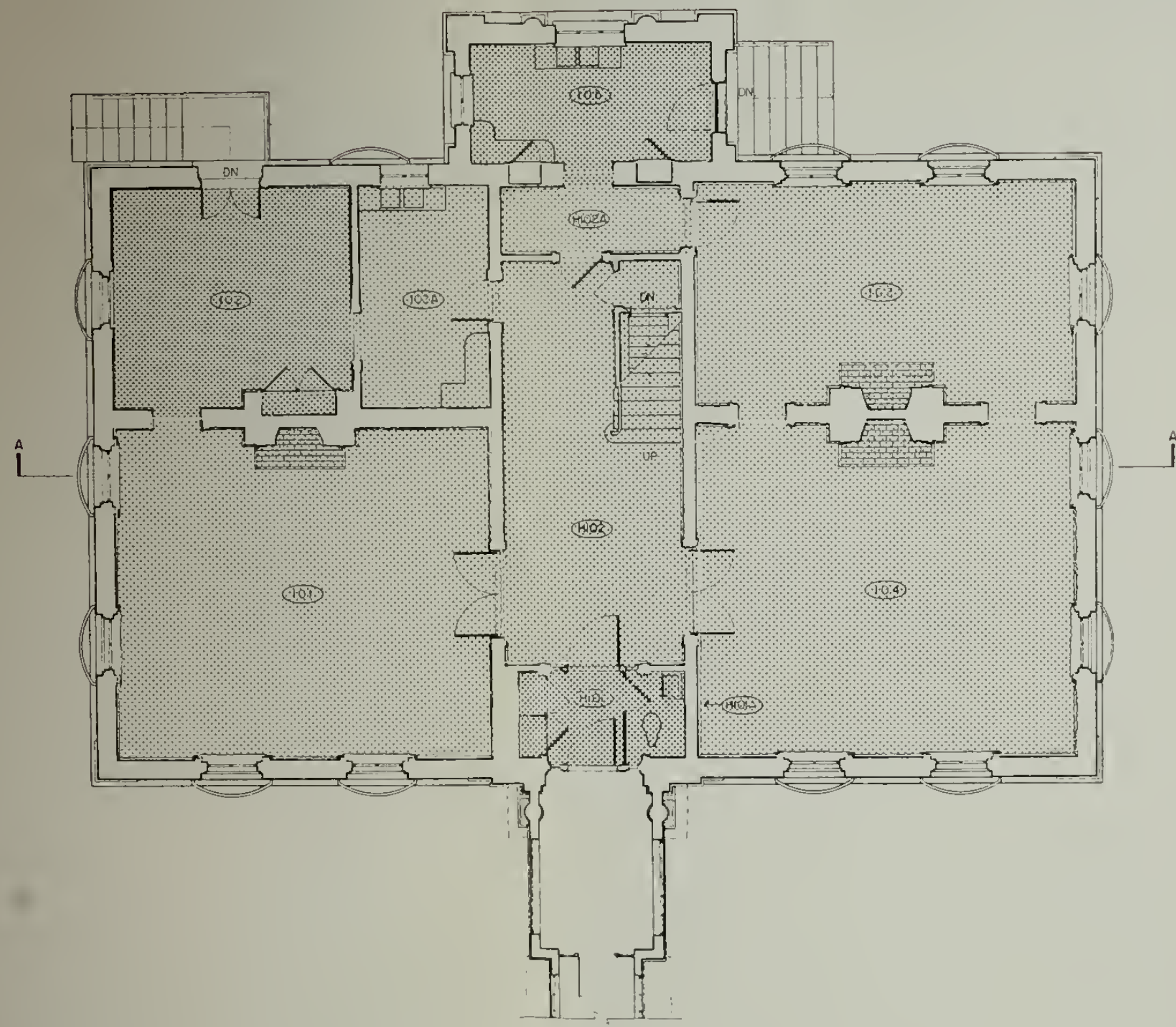
EXISTING CONDITIONS

GOOD

FAIR

POOR

DESTROYED



UNITED STATES DEPARTMENT  
OF THE INTERIOR

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

ARCHITECTS

BEYER BLINDER BELLE /  
NOTTER FINEGOLO & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

SURVEY OF  
STRUCTURES  
UNIT 3

ELLIS ISLAND

STATUE OF LIBERTY  
NATIONAL MONUMENT

NEW YORK / NEW JERSEY

mk	lsht	REVISIONS	date
DESIGNED		DATE	
DRAWN		TECH REVIEW	
J. SEIN			

KEY

TITLE OF SHEET  
STAFF HOUSE  
FIRST FLOOR PLAN

SUB SHEET NO

DRAWING NO

PKG. NO

SHEET

OF

356 | 26,010 / 13 of 16  
DSC | JUL 88



PKG. NO.	SHEET  OF
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RE 148



# EXISTING CONDITIONS

	GOOD
	FAIR
	POOR
	DESTROYED

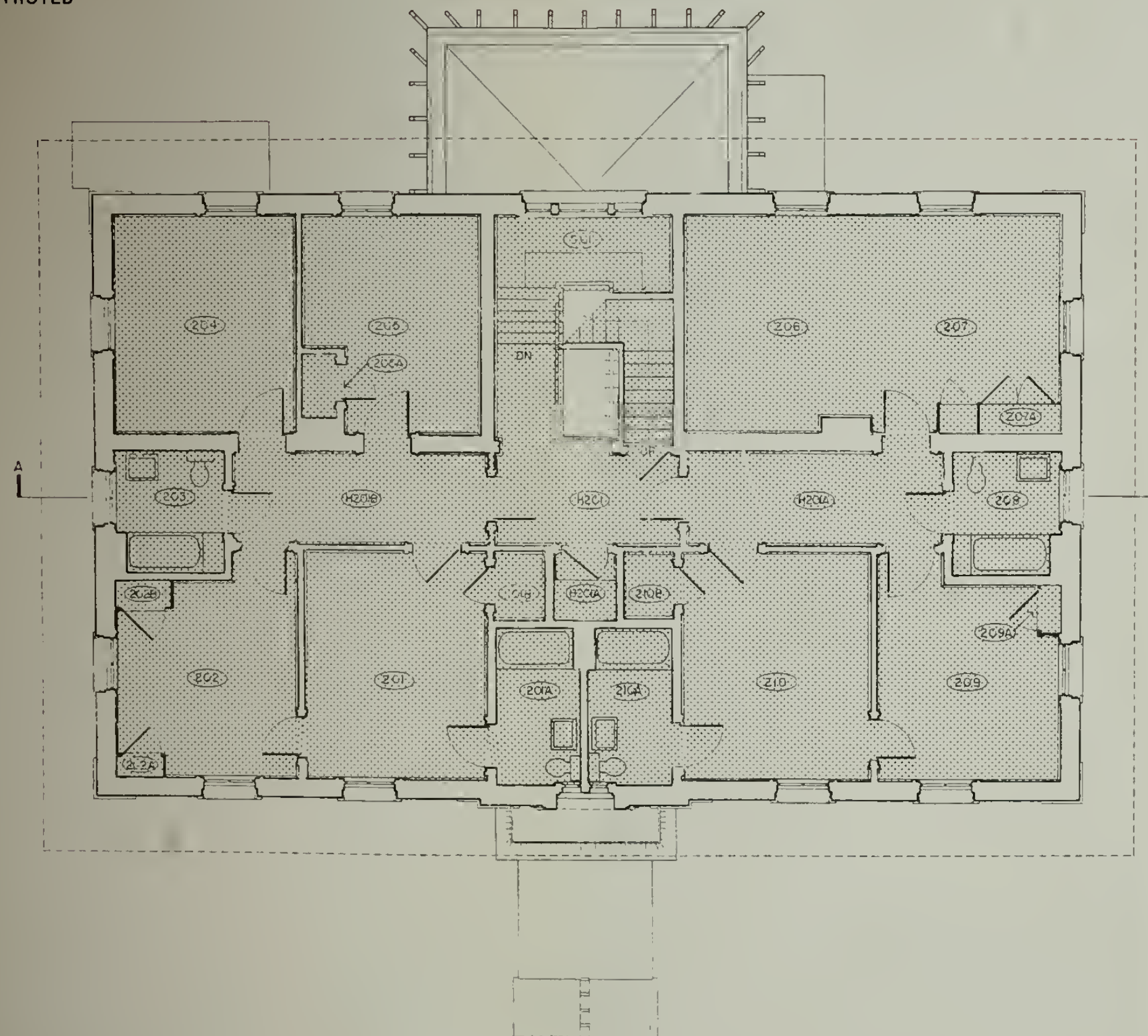


Exhibit 17

UNITED STATES DEPARTMENT  
OF THE INTERIOR

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

## ARCHITECTS

BEYER BLINDER SELLE /  
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

## STRUCTURAL ENGINEERS

ROBERT SILMAN ASSOCIATES, P.C.

## MECHANICAL & ELECTRICAL ENGINEERS

SYSKA & HENNESSY INC.

# SURVEY OF STRUCTURES UNIT 3

## ELLIS ISLAND

STATUE OF LIBERTY  
NATIONAL MONUMENT

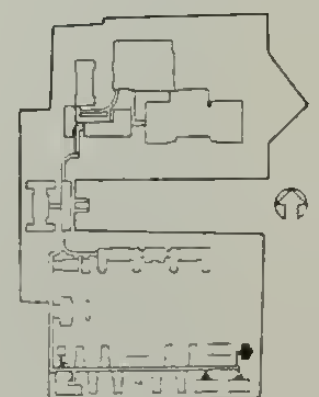
NEW YORK / NEW JERSEY

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DESIGNED | DATE |

DRAWN | TECH REVIEW |

## KEY



TITLE OF SHEET  
STAFF HOUSE  
SECOND FL. PLAN

SUB SHEET NO. | DRAWING NO. |

PKG. NO. | SHEET NO. | OF |

356 | 26,010 / 14 of 16  
DSC | JUL 88

FEET 1 2 3 4  
METER 1 2 3 4





A  
J

**NATIONAL PARK SERVICE  
DENVER SERVICE CENTER**

BEYER BLINDER BELLE /  
NOTTER FINEGOLD & ALEXANDER

**STRUCTURAL ENGINEERS**

**ROBERT SILMAN ASSOCIATES, P.C.**

**SYSKA & HENNESSY INC.**

**ELLIS ISLAND**  
**STATUE OF LIBERTY**  
**NATIONAL MONUMENT**  
**NEW YORK / NEW JERSEY**

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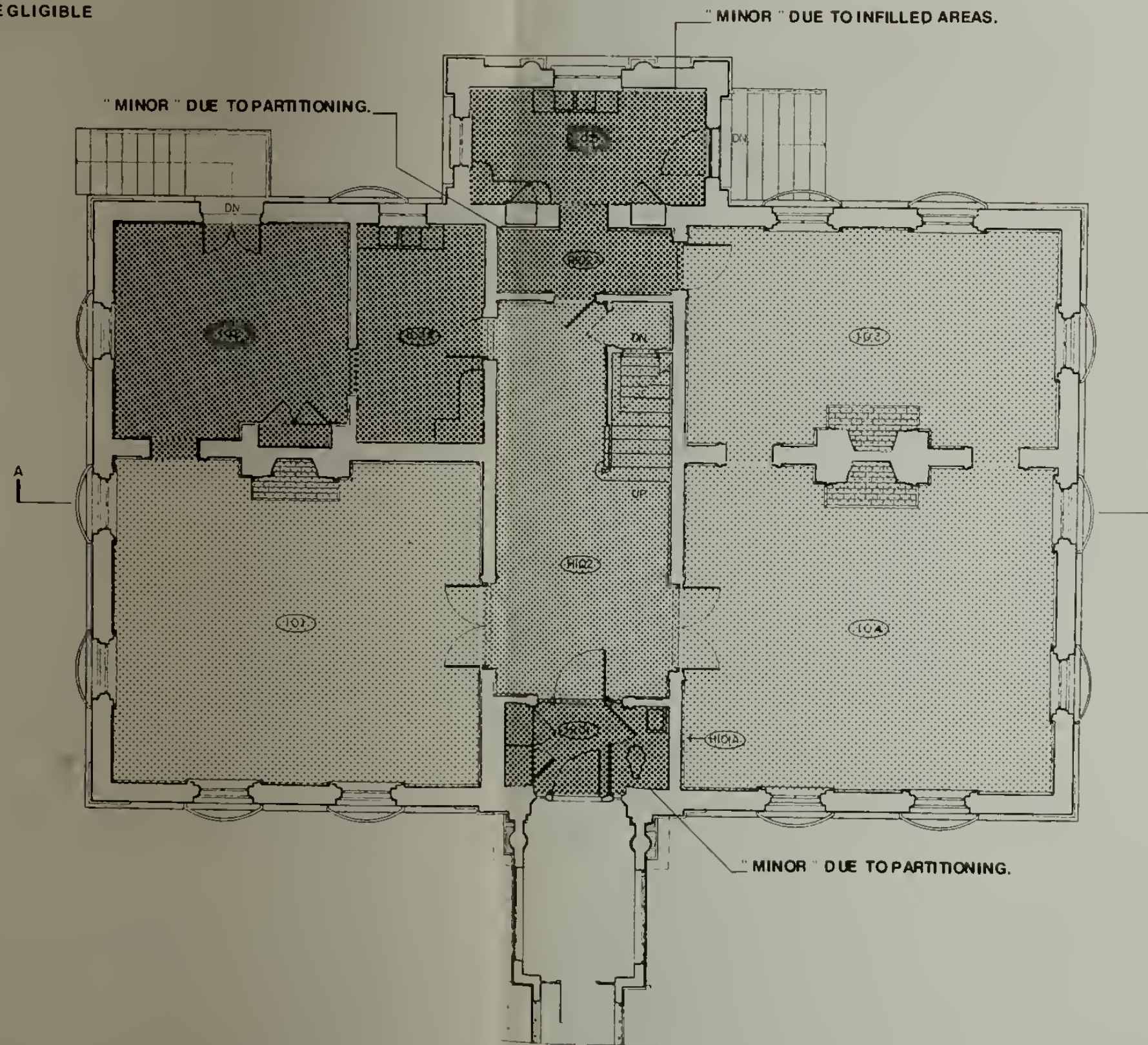
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	PKG. NO.	SHEET <div style="border: 1px solid black; height: 20px; width: 100px;"></div> OF

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# ARCHITECTURAL SIGNIFICANCE

	MOST
	SOME
	MINOR
	NEG LIGIBLE



356 | 26,010 / 15 of 16  
DSC | JUL 88

FEET 1/4" = 1'-0"  
METERS 1:48



Exhibit 18

UNITED STATES DEPARTMENT  
OF THE INTERIOR  
NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

ARCHITECTS  
SEYER BLINDER BELLE /  
HOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
(212) 777-7800

STRUCTURAL ENGINEERS  
ROBERT SILMAN ASSOCIATES, P.C.

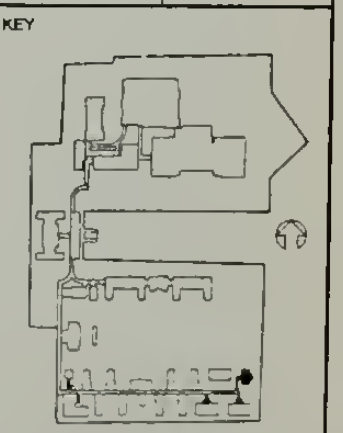
MECHANICAL & ELECTRICAL ENGINEERS  
BYSKA & HENNESSY INC.

## SURVEY OF STRUCTURES UNIT 3

ELLIS ISLAND  
STATUE OF LIBERTY  
NATIONAL MONUMENT  
NEW YORK / NEW JERSEY

REV	DATE	REVISIONS	DATE	BY	CHKD

DESIGNED:	DATE:
DRAWN:	TECH REVIEW:
J. SEIN	



TITLE OF SHEET  
STAFF HOUSE  
FIRST FLOOR PLAN

SUB SHEET NO	DRAWING NO
PKG. NO	SHEET
	OF

RS 148

**STATUE OF LIBERTY  
NATIONAL MONUMENT  
NEW YORK / NEW JERSEY**

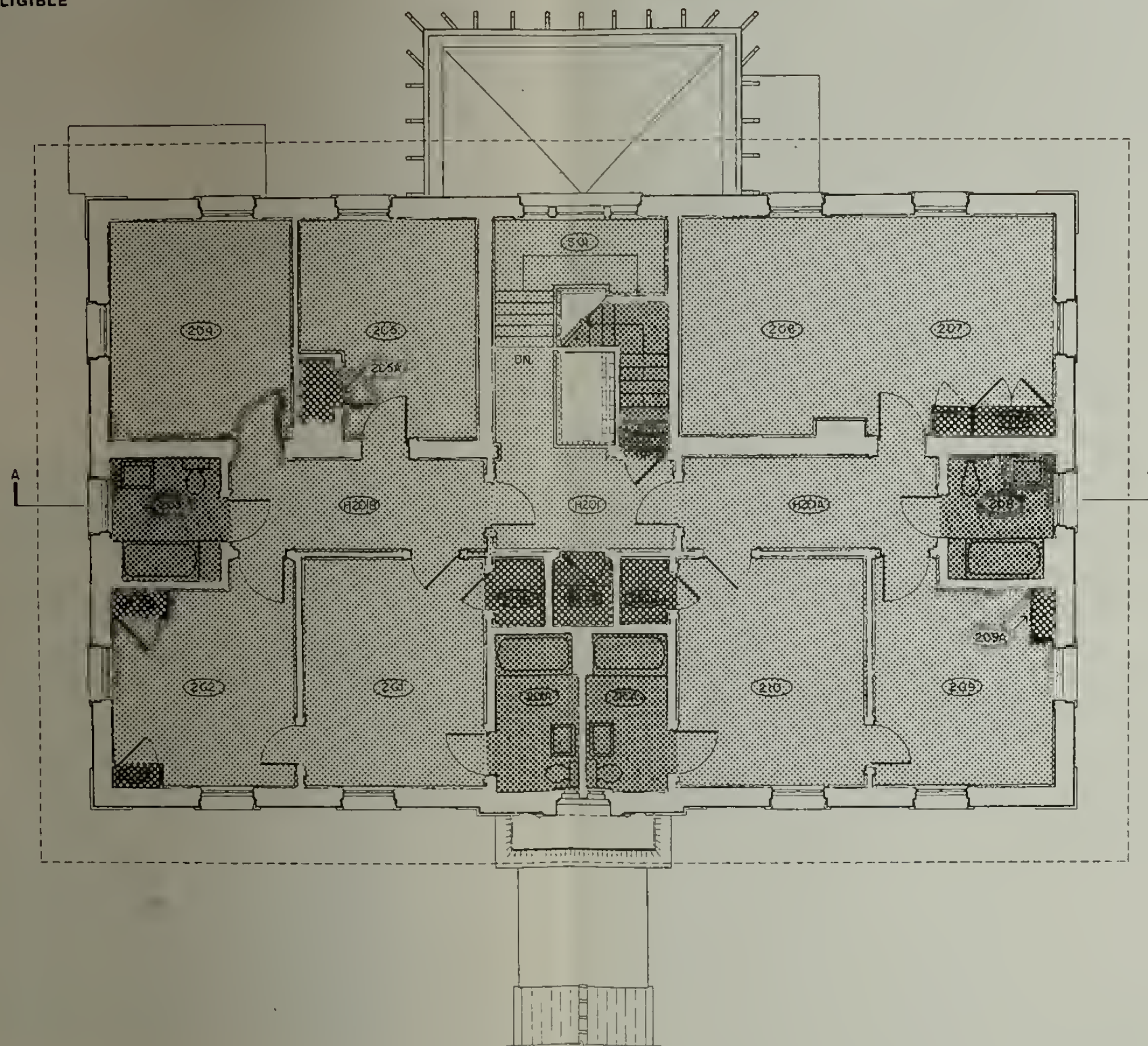
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DESIGNED:		DATE:		
DRAWN: J. SEIN		TECH REVIEW:		

PKG. NO.	SHEET  OF
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	<b>MOST</b>
	<b>SOME</b>
	<b>MINOR</b>
	<b>NEGLECTIBLE</b>



356	26,010 / 16 of 16
DSC	JUL 88

FEET 1/4" = 1'-0"

METERS 1:48

NATIONAL PARK SERVICE  
DENVER SERVICE CENTER

## ARCHITECTS

BEYER BLINOEER BELLE /  
NOTTER FINEGOLD & ALEXANDER

41 EAST 11 STREET  
NEW YORK, NY 10003  
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**STRUCTURAL ENGINEERS**

ROBERT SILMAN ASSOCIATES, P.C.

## MECHANICAL &amp; ELECTRICAL ENGINEERS

**SYSKA & HENNESSY INC.**

# SURVEY OF STRUCTURES UNIT 3

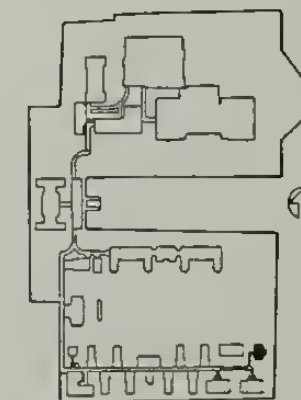
**ELLIS ISLAND**

**STATUE OF LIBERTY  
NATIONAL MONUMENT  
NEW YORK / NEW JERSEY**

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mk	sh	REVISIONS	date
DESIGNED:		DATE:	
DRAWN: J SEIN		TECH REVIEW:	

**KEY**



TITLE OF SHEET  
STAFF HOUSE  
SECOND FL. PLAN

SUB SHEET NO.	DRAWING NO.	
	PKG. NO.	SHEET <div style="border: 1px solid black; height: 40px; width: 100%;"></div> OF _____

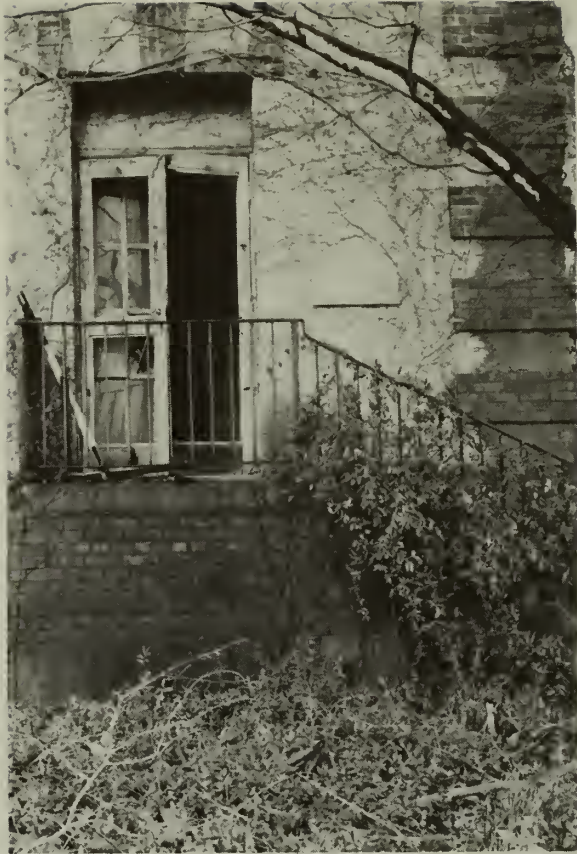




1. Porch, view northwest.



2. Altered window, east elevation.



3. Altered door, east elevation.



4. South elevation, view northwest.





5. Typical first story window,  
west elevation.



6. Typical second story window,  
west elevation,



7. West elevation, view southeast.



8. Door, south side of porch.





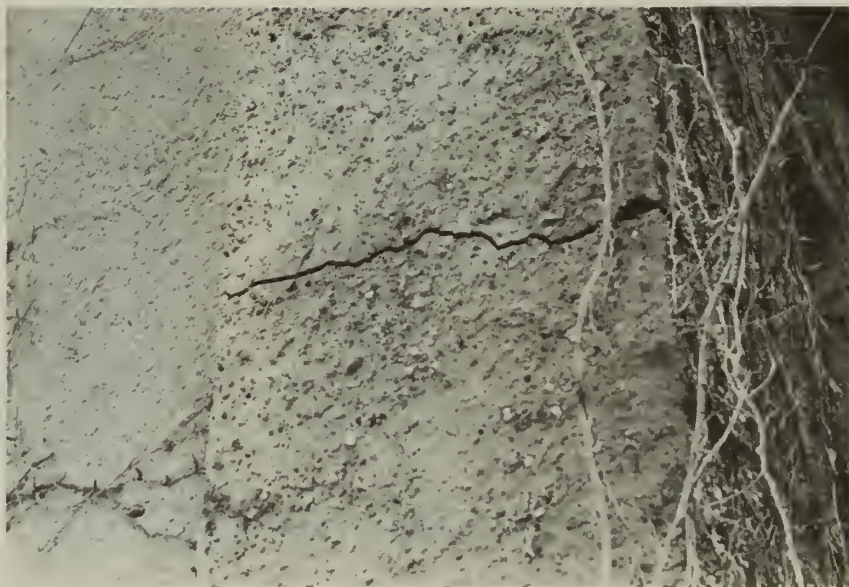
9. Exposed sill and stucco infill, east elevation.



10. Downspout receiver, south-west corner.



11. Vine-growth, east elevation.



12. Cracking of stucco surface, porch.





13. Rusted balcony, south elevation.



14. Tar-coated copper-roofed dormer.



15. Spotlight in window, south elevation.



16. Fireplace, library, room 103.





17. Windows with wood valances, room 103.



18. Double doors, living room, room 104.



19. Arched doorway and cupboard, room 102.



20. Sink, room 102.



21. Counter, room 102.



22. Door to H102.



23. Typical light fixture, H102.



24. Room 105, view north.





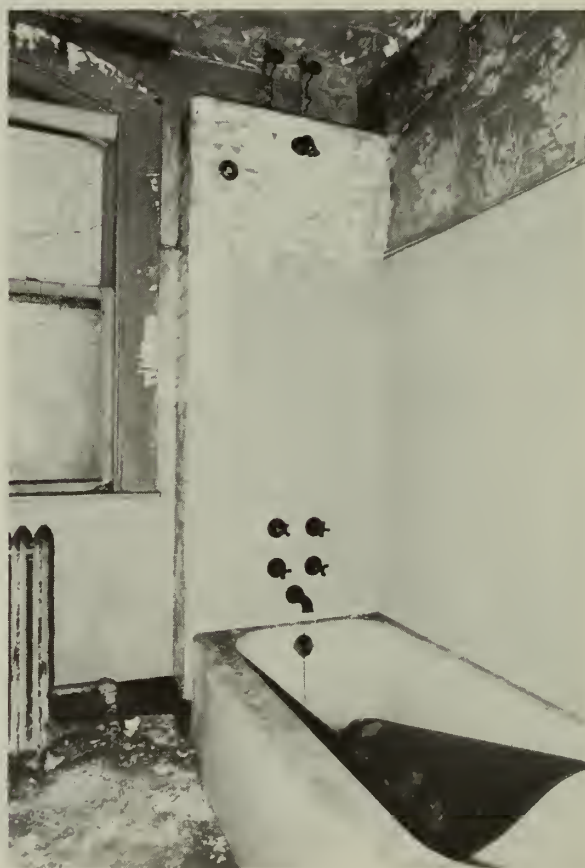
25. Stairs, paneled stringer.



26. Door with hinged upper panel, room 205.



27. Valance, room 202.



28. Typical bathroom, room 208.



29. Crack in pier, east porch.

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ELLIS ISLAND HISTORIC STRUCTURE REPORT  
DOCUMENTATION

Prepared for the U.S. Department of Interior/National Park Service,  
Denver Service Center by Beyer Blinder Belle/Notter Finegold Alexander

HISTORIC STRUCTURES REPORTS

Volume 1	The Main Building June 1, 1984	NPS D-41
Volume 2 Part One	Unit One Buildings December 1985	NPS D-42
Volume 2 Part Two	Unit One Buildings December 1985	NPS D-42
Volume 3	Powerhouse December 1985	NPS D-43
Volume 4 Part One	Units 2, 3 and 4 August 30, 1986	NPS D-44
Volume 4 Part Two	Units 2, 3 and 4 August 30, 1986	NPS D-44
Volume 4 Part Three	Units 2, 3 and 4 August 30, 1986	NPS D-44

EXISTING CONDITION SURVEYS

Volume 1 Appendix A	Main Building February 1, 1984	NPS D-41
Volume 2 Appendix D	Unit One Buildings July 1985	NPS D-42
Volume 3 Appendix A	Powerhouse December 1985	NPS D-43
Volume 4 Appendix A Part One	Units 2, 3 and 4 July 1986	NPS D-44
Volume 4 Appendix A Part Two	Units 2, 3 and 4 July 1986	NPS D-44



As the nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, parks and recreation areas, and to ensure the wise use of all these resources. The department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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